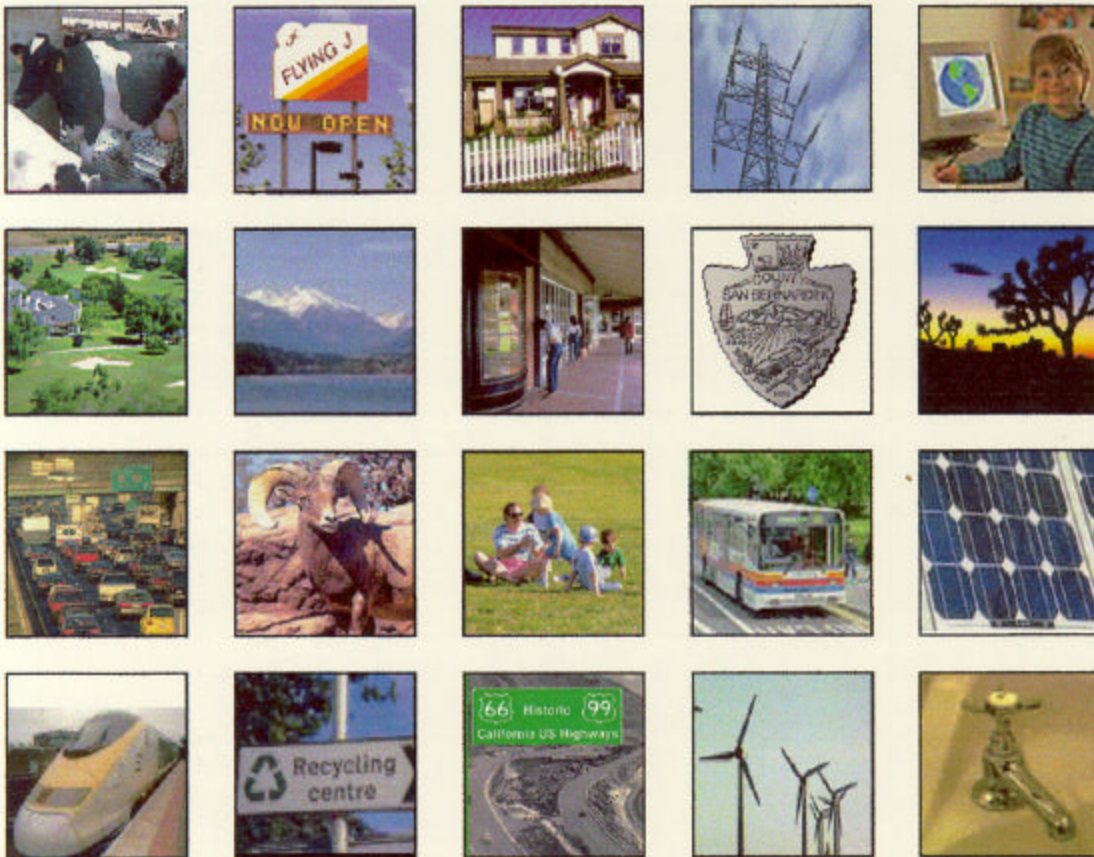


EVALUATION FOR COUNTY OF SAN BERNARDINO GENERAL PLAN/ EIR



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PURPOSE OF PHASE I

Each County and City in the State of California adopts a General Plan. The General Plan is a document that describes through words, maps, and graphs what the jurisdiction believes is important, and identifies what it hopes to achieve through its land use decisions and the use of its human, environmental, financial and other resources. It is both a recognition of "what is" today as well as an expression of where the jurisdiction is going. General Plans, wisely implemented, are extremely powerful tools.

This report, which forms a major product of Phase I of the General Plan Update, is an evaluation of how effective the 1989 General Plan of the County of San Bernardino has been in achieving its identified goals. The process was designed by County Staff to be very comprehensive in order to address not only the General Plan itself, but also a series of secondary documents that were building blocks supporting the General Plan. While not all-inclusive, the following list includes some of the major components the 1989 General Plan considered:

- Each goal and policy that was adopted with the 1989 General Plan
- An assessment of the need to move forward during 2002 with many of the more significant programs that were approved when the 1989 General Plan was adopted but were never implemented
- The effectiveness of the Environmental Impact Report for the 1989 General Plan and the accompanying Mitigation Measures

Phase I does not nor was it intended to "fix" any of the shortcomings with or revisions needed to the 1989 General Plan--it simply identifies them. "Fixing" the Plan involves the Board of Supervisors authorizing the preparation of a Scope of Work (based on the findings of Phase I) to guide any revision of the General Plan. The actual update to the plan will occur in Phase II, which is scheduled to begin later in 2002. Phase II of the Update process will require a major commitment of time, effort and dollars. It is anticipated that the Update will take in excess of two years to complete once the consultant is selected.

HOW TO USE THIS DOCUMENT

Following this Introductory Section is the Executive Summary. The Executive Summary is designed to be a stand-alone, concise document providing an analysis of the current status of the General Plan and recommendations for its update.

An Analysis of the 1989 General Plan provides more detail and support for the findings and recommendations found in the Executive Summary. The section is an analysis of each of the issue areas contained in the General Plan (minus Section D-5, Housing/Demographics, which is updated via the Housing Element already in process). Each issue area is introduced by text containing bullet-points of the overall impressions and findings of that issue area, a narrative description that includes what the section was design to do, what happened between the present and the last update, and a list of recommendations for updating that section.

Following each narrative section is a matrix that examines every policy and action for the issue area. The columns of the matrix contain information that should be processed as follows:

- **Policy/Action Number**
This is the policy or action number assigned to the issue by the General Plan. Each policy/action in the General Plan is assigned an alphanumeric identifier. For example, water policies and actions are preceded by “WA-1, WA-2,” etc. We have used these identifiers in the analysis of each policy/action to enable the reader to more readily find the specific policy/action in the General Plan. Below the alphanumeric identifier is a synopsis of the actual policy/action.
- **Mitigation Measure**
This column indicates whether the General Plan policy/action is a mitigation measure in the General Plan Environmental Impact Report. It is important to track mitigation measures and their implementation so that the County can minimize all adverse affects.
- **Implementation**
This column indicates whether the policy/action was indeed implemented by the County since 1989. If the policy was implemented, the subsequent five columns were completed (Clarity, Links, Progress, etc.).

If the policy/action was not implemented, a number was entered which corresponds with a reason indicated at the bottom of the matrix. For example, if the policy/action was not implemented due to a lack of funding, a “1” was entered in the column. The subsequent four columns were skipped, and a recommendation of whether the item should be reconsidered for inclusion (and funding) in the General Plan Update was made in the final column.

- **Clarity**

A frequent impediment to the ability to implement a policy or action is wording which does not provide clear direction. This column makes an assessment of the clarity of the policy and helps make a preliminary recommendation of policies that need to be revised as part of the General Plan Update.

- **Links**

Many of the policies and actions of the General Plan are related to other County documents, ordinances, Master Plans and even other policies and actions. Often, policies and actions do not make reference to other sections or documents that treat related issues. For example, Wind and Erosion policies and actions do not make a reference to the air quality impacts of dust. This column helps to identify shortcoming and areas for improvement in the General Plan Update.

- **Progress**

It is difficult to gauge how well a policy or action is progressing unless it can be monitored. If the policy or action is not written so that same type of action can be taken, it should be revised. Some of the policies and actions are statements of fact or do not give enough direction for staff to implement a practice or a program to address the overall goals. These policies and actions should be eliminated, rewritten or reconsidered during the General Plan Update.

- **Outcome**

This column was created to determine whether or not the policy/action provided the desired results. This determination was typically made based on discussion with County staff members responsible for the subject area actions/policies and through review of available County documents.

- **Should Policy/Action be carried forward into the updated General Plan?**

This column represents the consultant team’s recommendation of whether the policy/action should continue as part of the General Plan Update. In some cases, a brief explanation or justification is included to help in the Update process.

An Assessment of the Mapping System reviews the current state of the County's mapping system and is self-explanatory.

An Evaluation of the 1989 General Plan Environmental Impact Report (EIR), Mitigation Measures, and Technical Background Reports reviews the adequacy of these documents as they relate to the General Plan and the implementation of the General Plan.

An Evaluation of Programs Proposed as Part of the 1989 General Plan but Not Implemented reviews programs originally proposed as part of the General Plan, but were not implemented. The analysis includes a recommendation, in each case, of whether or not the programs should be resurrected with the Update or dropped.

An Analysis of State Law Requirements Enacted Since 1989 and the Extent to Which the General Plan is Consistent With State Law was necessary because the General Plan document and the process of updating the General Plan is regulated by state law. This section acts as a review to ensure that the current General Plan is in compliance with these laws. Any out of compliance sections would immediately rise to the top of the priority list for revision in the new update. This analysis also helps the team who will be responsible for the update to ensure that any new changes are also consistent with state law.

EXECUTIVE SUMMARY

General plans should be more policy-oriented than regulatory. When viewed as a planning tool to **regulate** the use of land within unincorporated San Bernardino County, the 1989 General Plan was comprehensive and creative. However, as a policy document used to help establish and guide vision, it lacks the clarity and focus necessary to assist the County decision makers.

The Plan was organized around twenty planning issues that were designed to address the unique challenges confronting San Bernardino County's large and diverse land area and population. Looking back over the last nearly thirteen years, it can be seen that many of the policies and programs in the Plan have worked -- although sometimes with more effort, commitment, and time from staff and other County Officials than should have been necessary -- while other parts of the Plan are inflexible, haven't worked or have been ignored. This report is an evaluation of how successful the General Plan has been in achieving the purpose and goals that were stated at the time it was adopted in 1989. It is being prepared so that the Update of the General Plan that is proposed to begin in the summer of 2002 will start from a solid foundation. The purpose of Phase I of the process is not to "fix" the current General Plan but to identify what needs to be "fixed." Following the completion of Phase I, Phase II will be initiated. Phase II is the Update process for the General Plan.

While the 1989 General Plan was comprehensive, it was also ambitious--as it turns out, too ambitious. Many of the policies and actions that were included in the General Plan were never implemented. Many of the objectives identified with the General Plan when it was adopted, such as the creation of a functioning computerized database and mapping system, never materialized. It was shortly after the General Plan was adopted that the County began to experience severe financial difficulties with the onset of the economic recession that impacted the entire nation. There are literally scores of programs, studies, and action items, which were contemplated in the General Plan that were never addressed due to a lack of funding and/or staffing. Fortunately, none of the programs, studies, and action items that were not implemented is otherwise necessary to meet other statutory requirements of state law.

You will note that the Consultant Team suggests that a number of the programs, policies and actions that were included in the current Plan, but not implemented, should be dropped rather than considered for inclusion in the Updated General Plan. While the reasons to drop portions of the Plan vary, typically the reasons are that the policies and actions are impractical, unimplementable or simply are not cost effective. Some of these, while perhaps good ideas, were so "pie in the sky" that they received little or no "buy in"

EVALUATION CRITERIA

or support from any segment of the County. Conversely, other policies/actions and programs that are essential for continuation are suggested for inclusion in the General Plan Update.

The primary goal of this Executive Summary is to provide the reader with a concise list of the recommendations to guide the General Plan Phase II Update. There are two categories of recommendations included in the Executive Summary, Comprehensive Recommendations and Issue Area Recommendations. The first are those that the Consultant Team believes are essential to guide the Phase II work effort so that a satisfactory General Plan is produced that meets the needs of a dynamic County. Many of these Comprehensive Recommendations are "global" in scope in that they address "big picture" issues. Each recommendation in this grouping is accompanied by sufficient commentary to allow the reader to understand why the recommendation was made.

The second group brings together, in one location, all of the recommendations found within An Analysis of the 1989 General Plan section of this report. This section, as you will note, is a critique on a planning-issue-by-planning-issue basis, of each of the policies and actions found in the existing General Plan. These recommendations are typically narrow in focus. While we believe that the implementation of all of the recommendations will lead to a better General Plan, these recommendations are often less critical than the "big picture" recommendations. These recommendations are not accompanied by commentary in the Executive Summary; however, for additional insight, the reader need only go to the appropriate Issue Area found in Part Two to review the analysis that was prepared.

It is all but certain that a substantial work program and effort will need to be undertaken to revise the Development Code following the Update of the General Plan. The cost and the level of effort that will be required will depend, in large measure, on the scope of change in the General Plan that the Board of Supervisors ultimately selects. As the single most important implementation tool for the General Plan, it is very important that funding consideration for the Development Code be addressed within the overall budgeting allocations for the General Plan Update.

COMPREHENSIVE RECOMMENDATIONS

The Creation of a Vision

"Vision," once it has been defined, generally agreed upon and adopted, is one of the most powerful tools available to the County to guide rather than to be controlled by current events. Vision, as defined here, is the expression through words and other means (graphs, pictures, charts, etc.) of both what is special about the County and what is yet to be achieved. Vision provides a picture of what the future County should look like and feel like, and what is important to the citizens and the Board of Supervisors, from now

through the next twenty years. Vision evolves from the determination at both the individual and group level to have an impact and to make a positive difference--**and it requires extensive public participation.**

General plans are, foremost, policy documents. In contrast the County's General Plan has served as a land use regulatory tool. However, the current General Plan fails to provide the visionary guidance that a growing and dynamic County requires. To illustrate, the General Plan and the Development Code address permitted uses and placement of buildings on property, the parking requirements, and similar land use controls. What is not adequately addressed are answers to some of the following questions:

- What kinds of businesses and industries should be encouraged to locate in San Bernardino County? warehousing? manufacturing? assembly? others?
- What are the impact differences that result from different types of business to related County concerns such as job creation, air quality and roadway capacity?
- What land uses best contribute to sustaining a positive economic base for the County?
- Should new or expanding uses be encouraged to take advantage of existing infrastructure and locate in areas where the County encourages redevelopment or take advantage of the workforce in the developing areas of the County that are housing/employee rich but job poor?
- Should policies be considered to protect "special" agricultural, mineral, or recreational "places" in the County from encroachment?

These are but a few of the issues and questions that should be addressed as policies and programs are formulated during the Phase II Update process. It is recognized that, independent of the analysis being conducted in this Phase I of the Update process, some of these types of issues have recently been the focus of a great deal of attention. However, Phase II of the General Plan Update will provide the opportunity to consider them within the broad context of an overall County planning effort. A common vision among decision makers, citizens, and staff will allow resources to be more effectively harnessed and opportunities more readily seized, so that decisions are made consistent with clear goals.

Recommendation 1: A Vision Statement for the County should be prepared as a preamble to the General Plan and it should be embodied throughout the goals and policies of the adopted Plan. Each goal and policy that is being considered for inclusion in the Updated General Plan should help, in some way, achieves the "Vision" of the County. Otherwise, it should be discarded. The preparation of a Vision Statement should be conducted with the extensive participation of individuals and stakeholder groups and the process should go to extraordinary lengths to capture as much diversity as possible.

Public Participation

The Consultant Team conducted two study sessions, both open to the public, with the County Planning Commission. During the study sessions, the Commission made very strong statements regarding the high level of importance they placed on public participation and their preference to see an inclusive and far-reaching public participation program. Active citizen participation and a comprehensive public participation process throughout the update of the General Plan will provide the best opportunity of achieving a relevant General Plan that has the support of County residents (including other public jurisdictions, special interest groups and the business community). The participation process should utilize techniques that are designed to inform the public, early in the process, that the General Plan Update is underway. Further, it should permit and facilitate easy accessibility and input into the process. It must be designed so as to allow consideration of multiple points of view yet have a legitimate system of bringing issues and policies to a reasonable conclusion.

Efforts should include reaching out to special interest groups, to engage the various geographical parts of the County through meetings where people live, to involve people in the development of a vision and its implementation, etc. Participation processes can become expensive. The geographic distances and diversity of people, interests and issues in the County will require that the public participation program be carefully designed so that the most impact is received for the dollar spent. There are literally hundreds of options and methods available to inform and/or gain public input. Just a few would include, a web site, project newsletters, telephone hotlines, focus groups, outreach to civic and special interest groups, special committees, using the mass media including newspapers and radio and television, charrettes, open houses, surveys, bulletin boards at libraries and other public areas, booths at fairs and other public gatherings, and the options go on and on.

Regardless of the combination of methods that are ultimately selected to shape the public participation program for the Update, the recommendation below lists three components that should be included as the essential core of the program.

Recommendation 2: Establish a public participation program centered on three essential components:

- ***A General Plan Advisory Committee consisting of a sufficient number of people to capture the diversity of the County, but not so many as to “bog down” the effectiveness and progress of the committee (approximately 15-21 members). The Committee members should be appointed by the Board of Supervisors, as a body rather than individually, and should reflect the social, business, political, and environmental diversity of the County.***
- ***A General Plan Update website linked through the County's web site on which information can be posted and received.***
- ***An extensive public meeting program that reaches out geographically into the County at convenient locations and at convenient times such as early evenings.***

- *Create a framework that encourages ongoing input and participation by the major stakeholder and special interest groups throughout the County.*

The Organization of the 1989 General Plan

Organizationally, the policy direction of the 1989 General Plan is found in the twenty subsections entitled Planning Issues, where each of the subsections focuses on a planning issue. Each of the planning issues is well developed and includes goals, policies and action items that more fully expand upon the planning issue. Together the twenty subsections form the General Plan. These are presented in the same order and under the same headings as they appear in the General Plan text. This is a rather non-typical organization and presentation approach. State law mandates that there be at least seven elements in any general plan. Those seven elements are land use, circulation, housing, open space, conservation, safety and noise. All of these mandatory elements are addressed in the County's General Plan, however; while most general plans are physically divided into the seven elements (chapters), the County's General Plan has parts of the seven elements dispersed throughout the twenty subsections. The expectation of the authors of the 1989 Plan was that the approach would better focus attention on the planning issues facing the County. In reality, the organizational structure has made the General Plan more difficult to use and to find what one is looking for, particularly for the occasional user.

Recommendation 3 below suggests an organizational structure that is typical of that found and used by most jurisdictions. It is familiar to professionals as well as less complicated for the occasional user. It results in a clearer understanding and, therefore, better implementation of County policies.

Recommendation 3: *Organize the General Plan into 7 mandatory elements and any additional elements the County may wish to add.*

The Volume of the Document

The General Plan is based on solid planning, however, its complexity and volume diminishes its effectiveness. The challenging organizational format discussed above, when added to the sheer bulk of the Plan, combine to make it difficult to use for planning professionals let alone the general public. Unless one is a frequent user of the General Plan, such as a planning commissioner or a staff member who routinely processes development applications, it is intimidating. It is cluttered with hundreds of policies leaving an unclear picture of what is the preferred focus and direction of the County. Unnecessarily adding to the bulk of the document, are trail standards, endangered species lists, lists of public access points to recreational areas, and similar types of lists and discussions that are useful but not appropriate in a general plan. Its less than clear organization, its references to other programs that may or may not exist, and its lack of

clear wording have reduced the County's ability to benefit from the good planning work that was done to prepare the General Plan.

Recommendation 4 below is intended to create a General Plan that is both less wordy as well as driven by tightly drawn policies and actions. The Updated General Plan provides the opportunity and the challenge for the County to precisely state its "vision" for the future and to articulate through policies and actions how it will achieve the vision.

Recommendation 4: Reduce the volume of the General Plan to a more manageable size through a number of techniques, including but not limited to the following methods:

- *Remove the technical standards and guidelines from the current General Plan that are neither policies nor actions. In many cases, these parts of the General Plan, for example the trail standards, do clearly belong in a County document, but not in the General Plan.*
- *Consider each policy and action that is proposed as part of the Update and require that it clearly contribute toward achieving the County's Vision (see Recommendation 1). Eliminate those that fail to do so.*
- *Eliminate policies and actions that state that the County should implement or enforce another legislative act, for example vehicular noise levels.*
- *Eliminate portions of the Plan where County authority is superceded by another layer of government.*

Staff Participation

One of the findings that became apparent during the Phase I evaluation was that while the staff in many of the County departments and divisions are implementing policies found in the General Plan, the policies are being implemented not due to the guidance and direction found in the General Plan but for other reasons. For example, the implementing staff states that a program is designed to comply with a requirement, such as a state law and, in fact, they are unfamiliar that there even are relevant policies in the General Plan. This is evidence that the General Plan may not be as organizationally relevant as it should be. As the most visible and important policy document of the County regarding development, and one, which is designed to focus the County's resources, a lack of "big picture" awareness is likely to dilute the County's effectiveness to achieve its goals. With this in mind, measures to ensure the participation in the development of the General Plan and its implementation by the County organization must be a priority in the Update process. This issue was discussed by the Planning Commission. The Commission was supportive and went further, suggesting that a public member be invited to participate with the Staff Advisory Committee, thereby guaranteeing public scrutiny throughout the Update process.

Recommendation 5: *A General Plan Staff Advisory Committee of the highest level should be formed under the direction of the County Chief Administrative Officer to provide input and guidance throughout the preparation of the Updated General Plan.*

The One-Map System

One of the more creative aspects of the current General Plan and development process is the use of the "one-map" system. Most jurisdictions use a two-map system -- one to designate general plan land uses and a second for zoning classifications. The "one map" approach permits the use of a single map on which is shown both General Plan land use designations and zoning classifications. The one-map approach assures that there will always be land use consistency between the County's General Plan and its Zoning Code.

Valid criticisms of the one-map system are that it is more inflexible and restrictive than the two-map system, and that it necessitates a General Plan amendment each time the zoning of a parcel(s) is changed. Nonetheless, without the availability of a parcel specific Geographic Information System and given the large size and the complexity of the County, the one-map approach is a rational method to map County land use designations. It permits a greater level of accuracy and consistency, between the General Plan and zoning, than would be possible with a traditional two-map approach that does not include a parcel-specific delineation. In the view of the Evaluation Team, the single map should be retained within the updated General Plan.

We believe that there are modifications that could be made to the current system that would increase the County's ability to respond in an environmentally sensitive manner to development opportunities more quickly while retaining the one-map system. Opportunities to improve the current constraints should be evaluated during the Phase II Update.

Recommendation 6: Retain the one map system. Evaluate alternatives that are designed to reduce the number of General Plan amendments that are necessitated solely due to changes in zoning classifications.

The Preparation of a Comprehensive Computerized Database and Mapping System

Perhaps the most frequently mentioned observation that is raised throughout this evaluation is the need for a comprehensive computerized database. This database needs to include the ability to identify information as it relates to specific parcels. The numerous uses for this planning tool and the inefficiencies that result because it is not available are subjects of discussion in nearly every section of this report. The best overall analysis is found later in this report in the section entitled An Assessment of the Mapping System. A brief discussion is also presented here.

An enormous amount of land-based information is utilized by the County Planning Division. This list of information includes General Plan and Zoning land use designations; infrastructure/Improvement Levels needed to support development; hazards affecting property, such as flood, fire safety, noise, geologic (seismic and landslide), and aviation safety areas; natural resources including biological and mineral resources; transportation/circulation; etc. This information is fifteen or more years old and has not

been maintained in the County Geographic Information Management System (GIMS). As subdivisions and changes occur, they have largely been maintained on manually prepared maps. Furthermore, none of this data was created on a base system that will be readily compatible with the base system that the County intends to utilize for its parcel based Geographic Information System (GIS). Conversion of the existing electronic data is likely to be more costly and time consuming than recreating the data in a compatible format and on a compatible base map. The existing information cannot be easily retrieved, is not always accurately applied or consistently interpreted, and, for certain data, is not available for some geographical locations of the County in an electronic format. Much of the information is not accessible to the public except by a request submitted through the County staff. Information is manually retrieved, which requires considerable staff time and frequently results in significant delays to members of the public in obtaining information. Planning information regarding Natural Resources Overlays that is needed by the public to properly prepare development applications for subsequent submittal to the County for staff review is even less accessible. It is typically not secured until after an actual application is filed with the County.

The existing methods used to access, store and retrieve data are largely manual and are inefficient and unsatisfactory. The situation will only become more aggravated as the demand for more and more easily accessible data increases due to economic development needs, continued population growth and the consumption of land in the County, the number of environmental issues affecting property escalates, and the demand for more efficient County services continues. The County is currently considering the preparation of a comprehensive Geographic Information System (GIS) – Parcel Base Map that has been proposed by the Information Services Department. This proposal also includes the conversion of hardware and software so that all information can be made more accessible. If implemented, this will be a major step leading to the automation of planning information. Ultimately, planning and land use information could be searched, analyzed and retrieved by Assessor's Parcel Number, address, or name of owner by individual planners and via the Internet or without visiting County offices as is now required. However, planning and land use information will need to be prepared in a format that is compatible with the proposed Geographic Information System Parcel Base Maps so that it may be added once the maps are prepared.

A significant component of the General Plan Update will involve the development and completion of overlay maps (layers) that provide the range of geographic information that is necessary to support the planning and environmental impact assessments and to better define the Hazards and Resources overlay designations that are required by the County's General Plan. This mapping needs to be compatible with the proposed Geographic Information System Parcel Base Maps. Up-to-date base maps of the entire County will be needed, with a variety of data layers that provide specific sets of information concerning natural and cultural resources, environmental and health hazards, the transportation network, existing land use patterns, land use plans, water, sewer and storm drainage systems, and various public services. As noted in two other narratives prepared for Phase I (Assessment of the General Plan Maps and Master Environmental Assessment), the existing General Plan Overlay Maps are inadequate for the purposes of

the General Plan Update, with respect to both the General Plan Elements and the General Plan Environmental Impact Report. There are serious deficiencies with respect to data currency, accuracy, scope of geographic coverage, outdated mapping formats (some maps are not yet in electronic format) and ability to obtain desired information in a timely fashion. The Natural Resources Overlay, in particular, needs substantial work to compile missing information concerning a variety of important biological resources, update existing maps, and transform this information into a format that is compatible with the proposed Geographic Information System Parcel Base Maps. Similar efforts will be required for the other Overlay Maps, although the amount of work needed to fill data gaps and create appropriate GIS files will vary.

It is our understanding that the County Sheriff's Department is undertaking development of aerial photos for the entire County that will be compatible with the proposed GIS. This could serve as an outstanding base for the various overlay maps. Compilation of the overlay information that is compatible with the proposed Geographic Information System Parcel Base Maps will ultimately allow integration of the information so that it can be searched, analyzed and retrieved by Assessor's Parcel Number, address, or owner.

Recommendation 7: As part of the General Plan update the County should:

- 7a. Use the aerial photo database being developed for the County Sheriff's Department as a base map that will be compatible with the proposed Geographic Information System (GIS) – Parcel Base Maps. On this base, compile overlay maps (layers) in a GIS format that provide information that is necessary to support planning and environmental impact assessments and to better define Hazards and Resources overlay designations.
- 7b. *Use the proposed Geographic Information System Parcel Base Maps from the Information Services Department when completed and the overlay maps (layers) as building blocks for the future completion of a fully integrated geographic information system that is capable of being queried and is searchable by Assessors Parcel Number, address and owner by individual users, including the public. Land Use and Improvement Level designation layers will also need to be added to the Geographic Information System Parcel Base Maps once completed to develop a system that is fully usable by the Land Use Services Department and the public.*

The Designation of Responsibility for and Implementation of Policies and Actions in the General Plan

Throughout the General Plan, there are numerous policies and actions that require "someone" to do "something" in order for the policy or action to be implemented. Typically, however, the policy or action is presented without responsibility for its implementation being assigned to any department, division, or a position of the County. The result, as one would expect, is that implementation often does not occur. A lack of assigned responsibility was one of the most frequently cited reasons for a significant portion of the General Plan not being implemented.

Recommendation 8: *To the extent feasible, require that all policies and actions adopted as part of the Updated General Plan identify a responsible entity for implementation. This recommendation recognizes that not all policies and actions lend themselves to the identification of a specific party, department or agency responsible for implementation; however, most do and, therefore, the assignment of responsibility should be a major consideration during the framing of policies and actions for the Updated General Plan.*

Economic Development Element as an Optional Element in the General Plan

Economic Development is an important aspect the County's long-range plans. An Economic Development Element in a General Plan can afford a marriage between fiscal health and sound planning principles. A recurring theme expressed by staff and others during the evaluation process was the absence of an economic development strategy within the General Plan to bring together the County's substantial but finite resources and the County's efforts in ways that guide decisions about land use and capital facilities. An Economic Development Element should recognize the interrelationship between economic expansion and employment opportunities and other considerations. These include, but are certainly not limited to, adequate circulation and transportation resources, the availability of housing which is both affordable and meets the amenity expectations of the workforce, the need to create educational opportunities to meet the demand for an increasingly skilled workforce, and the geographic differences and sub-economies that exist in the County.

The County, particularly during the last several years, has been devoting time and energy to the development of several of the strategies/components that would be incorporated into an Economic Development Element. The County, through an Economic Development Element, should capitalize on this work, expand on it where necessary and reinforce the planning process as a part of an economic development strategy.

One of the subsequent recommendations focuses on the County's role in the Region. The Consultant Team believes that there are both internal and external concerns that the County should consider relative to how it influences and is influenced by others. These concerns have implications in regard to implementation of a successful economic development strategy (Please see below the discussion entitled Collaboration on Regional Issues).

Recommendation 9: *As part of the Phase II Update of the General Plan the County should prepare and adopt an Economic Development Element.*

Collaboration on Regional Issues

Since the adoption of the 1989 General Plan the County has typically focused on its role as a provider of local governmental services rather than its role as a provider of regional governmental services especially in planning and transportation areas. The County is no

longer “adjacent to” the Los Angeles area. It is inextricably linked to adjacent counties and the region especially with respect to land use and transportation issues. Regional policies in these areas will profoundly affect the County and vice versa. The County is part of an area that has seen the highest job growth in Southern California in the last ten years. Socioeconomic factors, including jobs-housing balance and related issues, are critically important for the County as they have major implications for transportation infrastructure needs and continued economic development. These regional issues that the County needs to address in the near future for continued economic development include:

- Socioeconomic Forecasts (Jobs/housing Balance) for the Regional Transportation Plan Update
- Regional Transportation Plan Update, which includes highways, airports, railroads, and transit services
- Growth of the Ontario Airport and Its Impacts in the Region
- The redevelopment of the former Norton and George Airbases
- Significantly Increased Rail and Truck Traffic, especially relating to the development of the Alameda Corridor and the increases in Pacific Rim Trade
- Air Quality Attainment Plans
- Southern California Association of Governments (SCAG) Regional Comprehensive Plan
- SCAG Upcoming Visioning Process
- Regional Housing Needs Assessment (RHNA)
- Regional Water Quality Control Plans and National Pollution Discharge Elimination System (NPDES) requirements

In several areas, State Law indicates specific regional responsibilities for Counties to fulfill with respect to all the jurisdictions within the County, including:

- Preparation of Solid Waste Management Plans
- Airport Land Use Planning
- Formation of a Congestion Management Agency and Preparation of Congestion Management Plans--Congestion Management Plans are required to link land use, transportation, and air quality concerns

All of these issues directly and significantly impact the County. While it could be argued that these are “regional” issues for SANBAG to deal with, the reality is that they affect the whole County, including County lands. Furthermore, the County is the most significant member of SANBAG and can provide the direction and leadership to address these issues. The other reality is that County land use and transportation policies also affect the “regional” transportation system.

While the County Circulation Element is not the same as the Comprehensive Transportation Plan (CTP), they are and should be closely related. The County Circulation Element needs to be developed within the overall context of the Comprehensive Transportation Plan. Correspondingly, the Circulation Element should provide significant input and direction into the Comprehensive Transportation Plan. At

this point SANBAG has not completed a Comprehensive Transportation Plan for San Bernardino County.

San Bernardino County lags behind other counties in the region in the planning and development of countywide transportation systems. We believe these issues will only become more critical for the County to address in the future, particularly in order for San Bernardino County to be competitive with other counties for transportation infrastructure financing. These other counties will be much more favorably positioned for scarce funds because of their countywide planning efforts.

It is therefore recommended that the County play a much more significant role in supporting and working with SANBAG in the development of the Comprehensive Transportation Plan (including strategies, policies and programs), in understanding and addressing the implications of County policies on the Comprehensive Transportation Plan, and in ensuring that the County Circulation Element is consistent with and supportive of the Comprehensive Transportation Plan.

In recent years, considerable attention has been focused on environmental issues, particularly the protection of threatened and endangered species. Southern California especially has been the focus of much of this attention, both because of the amounts of habitat, diversity, and number of species in this area and the pace and amount of development that is occurring. San Bernardino County also lags behind other counties in the region in developing environmental strategies to support and maintain economic and infrastructure development. Other counties in the Southern California region with significant available land and development pressures have completed or are currently engaged in efforts to address these issues, either through a Multi-Species Habitat Conservation Plan (MSHCP) like San Diego and Riverside Counties, or through the State Natural Community Conservation Planning (NCCP) program (Orange County and Palos Verdes Peninsula). If San Bernardino County does not move forward with some form of comprehensive habitat conservation program, environmental activists will likely increase their effort to restrain growth to the potential detriment of economic development and infrastructure funding. The first focus of a conservation program should be in the Valley region where growth pressures are strongest and where sensitive species are most concentrated.

With these various regional plans and issues, it is suggested that San Bernardino County should consider as part of its efforts in updating the General Plan their potential role as a provider of regional governmental services in addition to the role as a provider of local governmental services. The County already has a significant regional role in public health and public safety and should consider its potential role, especially in the areas of land use, transportation, and environmental issues. As discussed above and in other sections there is a definite linkage and mandated consideration of land use with transportation, air quality, water quality, mineral resources, and other natural resources, and environmental issues, especially the protection of rare, threatened, and endangered biological resources.

Recommendation 10:

- 10a. In order to continue the pace of economic development and adequately compete for transportation infrastructure funds, the County needs to develop a leadership role in SANBAG in the development of comprehensive transportation strategies, policies, and programs and a Comprehensive Transportation Plan for the entire County.**
- 10b. To reduce federal and state regulatory constraints on economic development and to adequately compete for federal and state transportation infrastructure funds, the County needs to develop and implement a strategy for conservation of sensitive biological resources, with the first focus in the Valley Region. The conservation strategy need not be a Multi-Species Habitat Conservation Plan (MSHCP) for the entire Valley region; however, a focused MSHCP for selected unincorporated areas could be an implementation mechanism that is part of a broader conservation strategy defined in an updated Conservation Element of the General Plan.**

Land Use Planning in Spheres of Influence

Spheres of Influence are established on the principles of joint cooperation and participation to create logical land use and service plans for the affected areas. Relative to San Bernardino County, the "affected areas" are the unincorporated land areas surrounding the incorporated cities, which at some point in time are expected to be annexed to the cities. Spheres of Influence are intended to play important roles in promoting logical, orderly and financially efficient growth within the County and the affected cities. Within the County's General Plan land use planning in Spheres of Influence areas is addressed in Section II-D-6 (b) iii and suggest coordination between the County, cities, the Local Agency Formation Commission (LAFCO), and their respective Service Agencies.

The County policies and proposed changes regarding Spheres of Influence have recently been the subject of some controversy between cities and the County. In an effort to facilitate better coordination and participation, the State adopted AB2838, which mandates the periodic review of services in each sphere of influence in the County every five (5) years. The periodic reviews by LAFCO will provide opportunity for agencies to review and discuss land use planning, services, and County policy issues.

Recommendation 11: During Phase II, conduct comparative studies of City and County Land Use Plans to use as a basis for reviews of alternative growth scenarios. Use the LAFCO upcoming reviews of Spheres of Influence as a forum for County, Service Agencies, Cities, and LAFCO to initiate discussions of policy issues regarding intergovernmental coordination and cooperation between agencies and include revised policies in the General Plan Update.

The Link between Land Use and Transportation

As the development of available land continues, and as the financing of infrastructure becomes more difficult, it has become increasingly important to consider the close relationship between land use and transportation. This is because different land use development configurations with respect to geographic location, type of use, and density, can have profound implications on transportation infrastructure needs.

In conducting an update of the County's General Plan, there is a critical need to conduct an analysis of the ability of the County's planned transportation system to support the planned County land uses. An analysis such as this has not been conducted for at least thirteen years. This analysis will be able to either verify that the planned circulation system is adequate or allow the identification of where changes and/or upgrades to the circulation system may be necessary. In addition it will enable a better understanding of the relationship between the County's land uses and land uses in incorporated areas, the transportation implications of such relationships, and an assessment of the potential impact of County land use policies on the broader transportation infrastructure in the County. It will also provide the ability to evaluate the effects of alternate County land use patterns, configurations, or densities on transportation infrastructure needs. It will provide a sound and defensible basis for meeting the state requirement that General Plans demonstrate that the Circulation Element is consistent with and supports the Land Use Element.

This does not require creation of a new traffic forecasting model. Rather, the process would involve using the existing SCAG subregional travel forecasting model for San Bernardino County to forecast traffic volumes on County roads for the assumed General Plan land uses and/or alternatives. This model may need modifications and/or enhancements, particularly in the High Desert areas, to add the necessary detail to adequately conduct these evaluations.

Recommendation 12:

- 12a. Conduct an analysis of 2025 forecast traffic volumes related to County land uses to determine transportation infrastructure needs in the County and to confirm that the circulation system will support the County land use policies. Use the existing SCAG subregional model, with enhancements to the model process where necessary to adequately investigate circulation needs in the County areas.
- 12b. Use the results of the analysis to modify the Circulation Element where necessary to ensure that an adequate County transportation infrastructure will be provided in the future to support the County Land Use Plan.
- 12c. Using the results and understanding gained from this analysis, the County should develop a leadership role in supporting SANBAG in developing Countywide transportation strategies, policies and programs and a Countywide Transportation Plan.

Revisions to the Infrastructure and Improvement Level System

The County utilizes the Infrastructure/Improvement Level system described in the General Plan to define the types and level of improvements for roads and other capital improvements (drainage, water, and wastewater facilities) required for development. Improvement Levels range from Improvement Level 1 in urban areas with parcel sizes less than one-half acre to Improvement Level 5 in very rural areas with minimum lot sizes of greater than twenty acres. The system is intended to ensure that an adequate level of infrastructure improvement is provided to support development.

The structure and implementation of this Improvement Level system need to be analyzed to determine if adequate infrastructure is being provided to support current development as well as to ensure that adequate infrastructure is constructed to support future development. Improvement Level 3 areas in particular need to be reviewed, especially in the Desert Regions of the County, since this Improvement Level is applied to areas that are transitional between rural and urban. The Improvement Level 3 areas often are characterized by a significant amount of low to moderate density residential development or larger parcels that potentially could be subdivided to higher densities. At the time of the 1989 General Plan Update, these areas were expected to convert to smaller lots or higher density development in five to ten years. It has now been thirteen years since the preparation of the 1989 General Plan. These areas should be reviewed for potential need to require higher improvement levels (Improvement Levels 1 and 2). The standards and criteria for exemptions and exceptions to improvement requirements should also be reviewed.

The Improvement Level system allows for exemptions or exceptions, such as a waiver of paved access and drainage improvements where a Subregional Facilities Plan and a fee or other financing mechanism exists to provide improvements. However, the Subregional Facilities Plans and fees are typically predicated only upon improvement of major roads. If the area remains rural, this may be acceptable. However, if an area transitions to higher density, then the waiver of these improvements with payment of a fee that is based on the provision of major roads means that local roads and other improvements may be missing, creating infrastructure gaps in areas of higher density development. Such infrastructure gaps may discourage further development due to higher costs required to catch up on needed infrastructure or, alternatively, areas may be viewed as less desirable.

Some of the existing Subregional Facilities Plans are quite large, encompassing more than 130 square miles. An alternative and perhaps more comprehensive approach to addressing Subregional Facilities Plans would be to include them as part of the development of Community Plans. It may also be appropriate to review the development standards and a base level of backbone improvements in addition to roads that would be supported by fees or other financing mechanisms consistent with the major regions in the County (Valley, Mountain, and Desert). In addition to backbone improvements, a frequent concern of residents is availability and access of emergency services, including fire and paramedic services. Therefore, as part of the development of Community Plans,

it is recommended that emergency services also be included in the preparation of plans and fees.

Recommendation 13:

- 13a. Review the standards for Improvement Levels relating to exemptions, especially for paved roads, to ensure that these standards are adequate to provide necessary infrastructure to support development, both immediate and long-term.***
- 13b. Review the development Improvement Standards as they relate to different circumstances for the County's Geographic Regions (Valley, Mountain, and Desert).***
- 13c. Provide a stronger link between the regional or backbone transportation/circulation and infrastructure needed as a result of development and the adequacy of the funding of Subregional Facilities Plans.***
- 13d. Include infrastructure, services, and financing plans as an integral part of preparation of any Community Plans.***

Community Plans

Community Plans emerged as the collective vision of the local area residents and stakeholders for guiding development in the unincorporated County areas with distinct community identities. In the past, unincorporated communities without the fiscal ability to incorporate as their own City have sought to preserve their community character and spirit through these plans. The 1989 Update proposed that comprehensive plans be incorporated into the General Plan and Development Code, but full incorporation was not completed due to budget and staff constraints.

The County should reinstate the Community Plan program. These plans can fulfill their original intent of providing guidance for development in these communities with the strength of authority that comes from being a part of the General Plan and Development Code. As part of the Phase II Update, objective criteria should be established that would identify candidate areas on the basis of population, unique character or qualities of the area, a vision for the development of the area, and a solid constituent base that can participate in creating the Community Plans. These candidate areas will most likely include the areas that had completed Community Plans or plans that were being prepared at the time of the 1989 General Plan Update. While the 1989 list of 14 Community Plan areas has shrunk due to incorporations over the years, those remaining areas with Community Plans already created can kick-off the process by having their existing plans updated to reflect the changes that have occurred over the years. In some cases, the changes that will be required to update or complete these pre-existing plans will be extensive.

It is strongly recommended that every Community Plan include implementation and finance plans. Timing of implementation and the fiscal impact of executing the plans should be an integral part of shaping the plans so that responsibility is clearly defined,

and that community members and the County understand how the goals of the plan are to be attained.

Recommendation 14:

- 14a. The concept of Community Plans should be readopted.*
- 14b. In order to consistently analyze the need to create a new or revise a pre-existing Community Plan, the County should establish objective criteria that would identify candidate areas on the basis of population, unique character or qualities of the area, and a solid constituent base that can participate in creating the Community Plans as part of the Phase II Update.*
- 14c. Timing of implementation, the fiscal impact of execution, and identification of infrastructure requirements should be an integral part of shaping each Community Plan. This step is critical so that responsibility for providing services, and the source of funding new infrastructure and/or improvements to existing systems is clearly defined, and community members and the County understand how the goals of the plan are to be attained.*
- 14d. The Community Plan process should be spread over several years, with 1-2 plans being prepared or updated each year to help offset budgeting and staffing constraints.***

Revisions to the Development Code

It is virtually certain that following (or in concert with) the Update of the General Plan that significant revisions to the Development Code will need to occur. The changes will be necessary in order to implement revisions to the General Plan that are expected to be adopted as part of the Update process. While we do not anticipate a need for wholesale revision to the Development Code, we do expect significant modifications.

Recommendation 15: *Allocate funds to revise the Development Code and schedule revisions to the Development Code as part of the overall General Plan Update process.*

Land Use Revisions

In most geographical areas of the County, the existing land use designations, when complemented with the policy direction found in the General Plan and the standards of the Development Code, function reasonably well. From the outset of this General Plan Update, it was not anticipated that a wholesale evaluation of the existing land uses or alterations to the mix of land uses was warranted. However, there are several areas in the County where the current land-use designations and the relationship of existing uses is incompatible. By way of example, some locations in the West Fontana area are impacted by an inefficient pattern of industrial, commercial and residential uses that has emerged over the years due to a lack of effective planning and land use control. These areas, and other areas which are similarly impacted, often suffer from a lack of cohesiveness, a reluctance of the private sector to invest in the area, aesthetic deterioration and

maintenance deterioration, and other factors. A comprehensive analysis of some "hot spot" or candidate areas is necessary and should be initiated as part of the Phase II Update. The focus should be geographically broad enough to allow for creation or preservation of viable residential areas and industrial areas.

Recommendation 16: *Early in the Phase II General Plan Update process identify those areas where an analysis of existing land use/zoning designations is warranted and undertake a process, including local participation groups, to change land uses as warranted to facilitate the implementation of County goals. Candidate sites would be selected on the basis of criteria such as number of General Plan Amendment requests within the last three years, number of noise and traffic complaints received, number of code compliance citations issues, and similar criteria.*

Assess Impacts Associated With Growth Patterns

In the 1989 General Plan EIR, the environmental impacts associated with projected levels of growth anticipated through the Year 2010 were evaluated in a highly qualitative manner, without the benefit of any mapping to illustrate the physical manifestations of that growth with respect to likely on-the-ground changes. As a result, the EIR was unable to provide useful information concerning the consequences of the likely growth patterns with respect to the specific characteristics of any particular area, and did not provide any comparison of ground-level impacts associated with alternative growth scenarios. Different growth patterns translate into differing impacts to the natural environment as well as differing needs for transportation, water, sewer and storm drainage facilities, and various public services.

For example, potential impacts to sensitive wildlife habitat and other important natural resources cannot be quantified or geographically defined without mapping that provides the ability to overlay development patterns onto a base map that illustrates the spatial extent of the resources of concern. Development pattern overlays are necessary to compare the impacts of one growth scenario versus another; for example, to compare a low-density sprawl pattern to a pattern that preserves more open space by clustering development intensities into selected areas. Forecasts of locations and intensities of future land uses are also necessary to determine infrastructure needs and public services demands, and to compare such needs/demands between alternative growth scenarios. The locations, mix and intensity of land uses are the primary determinants in the sizing and location of physical infrastructure. For example, mapping of projected land uses and their intensities is necessary to allow for an analysis of the adequacy of existing and planned roadways to carry the volumes of traffic that would be generated by that land use pattern. This same kind of land use mapping and projection of demand is required to estimate water supply and wastewater treatment system needs.

A comprehensive assessment of alternative growth scenarios that accurately compares traffic impacts, air quality impacts, public services and utilities demand, impacts to natural resources and other indicators of quality of life such as jobs/housing balance,

would require the preparation of maps illustrating alternative growth patterns as overlays onto maps of existing conditions. Mapping and analysis of alternative growth patterns is therefore recommended as part of the next General Plan Update, to provide important information in the development of updated General Plan elements, and to satisfy the requirements of the California Environmental Quality Act.

Recommendation 17:

- 17a. Create a Countywide base mapping system to illustrate existing conditions, with significant cultural and geographic landmarks highlighted to provide widely accepted locational references. An aerial photography-based system is recommended; perhaps this could be developed from the set of aerial photos to be prepared for the Sheriff's Department in the next few months.***
- 17b. Update and complete the General Plan Overlay Maps, utilizing the new Countywide base maps described above.***
- 17c. Create a series of overlay maps to illustrate alternative growth scenarios, including the existing General Plan Land Use Element, and other alternatives to be developed as part of the General Plan Update and the General Plan EIR.***
- 17d. Develop a set of analysis criteria by which to measure and compare the environmental consequences associated with alternative growth scenarios.***
- 17e. Consider the comparative environmental effects of each growth scenario during development of the updated General Plan.***

Master Environmental Assessment (MEA)

Among the data management systems that were targeted for completion and incorporation into the 1989 General Plan was a Master Environmental Assessment (MEA). The MEA was intended to be a dynamic, i.e. updatable, database that would provide a detailed description of existing conditions, methods of calculating impacts upon resources and potential policies and mitigations to be utilized to lessen negative impacts. As a dynamic data system, the MEA could be used to support and monitor general plan implementation and simplify future project-level environmental reviews. The initial description of existing conditions was to be compiled from the various background reports that were developed for the general plan update program. A variety of computerized maps were to be prepared to illustrate key environmental resources and constraints throughout the county; these maps could be used as overlays in combination with other base maps to aid in the evaluation of area plans and project level plans. Unfortunately, due to funding constraints, an MEA was not completed following adoption of the updated General Plan and development of an MEA has not been included in any efforts to update the County's planning support systems since then.

The need for a comprehensive environmental database management system ("EDMS") is as strong today as it was in 1989. To improve the ability to evaluate the variety of environmental, infrastructure, and public services issues that will occur in conjunction with the existing and future growth pressures in the County's three regions, some form of an electronic, GIS-based EDMS will be required. As discussed in the separate reports

entitled “Assessment of General Plan Maps” and “Programs Recommended but not Implemented,” the Consultant team is recommending that all of the Overlay Maps identified in the existing General Plan, along with a number of additional data layers, be updated/completed in electronic format, in a manner that is compatible with the mapping protocol of the County’s Geographic Information Management System (“GIMS”). If the overlay maps are successfully and completely updated as recommended, there will be no need to create additional base maps for the purpose of an MEA.

The General Plan Environmental Impact Report (EIR) to be prepared in Phase II will address long-term, area wide cumulative impacts, in each major region of the County and in various portions of each region. Programmatic mitigation measures will be included in the General Plan EIR and the accompanying Mitigation Monitoring and Reporting Program (MMRP) to address those impacts, and additional mitigation measures will likely be identified to guide mitigation strategies for project-level and plan-level projects that are proposed subsequent to adoption of the General Plan. An MEA is not required, therefore, for those analytical purposes.

While a countywide or regional MEAs would be beneficial planning tools, they are not required by law, are unnecessary and could not be properly completed until an effective base mapping system is in place. For Phase II, therefore, we strongly recommend that development and completion of such a system be assigned a high priority. Development of additional planning and analytical applications, possibly including MEAs, could occur later, in subsequent general plan amendments, or perhaps as a component of an overall California Environmental Quality Act streamlining effort.

Recommendation 18: *Develop a countywide, electronic environmental database management system, with “intelligent” data layers that support the General Plan Update program, as well as other ongoing planning and impact analysis applications undertaken by various County agencies, the development community, and the general public.*

ISSUE AREA RECOMMENDATIONS

The 1989 General Plan Update divided the important planning issues facing San Bernardino County into 20 issue areas. These issue areas are analyzed at length in Part II of this report. Each analysis contains:

- a matrix outlining recommendations for action on each policy and action
- a narrative containing a summary of findings
- a discussion of the findings, and
- a list of recommendations

We have included the specific recommendations here, in the Executive Summary, to create a complete list of recommendations for the General Plan Update.

Geologic Recommendations

- *Implement the GIMS program or other parcel-based automated information system and clearly establish the process by which Geologic data will be collected, captured and retrieved by the program*
- *Identify and create better links between the various sections (Elements) of the General Plan that address similar issues from different focal points*
- *Develop more coordination between the County Geologist, other County departments, and other agencies, especially Transportation, Flood, and Solid Waste, to ensure that geologic considerations are accounted for in the siting and approval of structures*
- *Implement the Seismic Hazards Mapping Act with consideration for both safety and flexibility of use or application*

Flood Recommendation

- *During the Phase II Update of the General Plan, all proposed policies and actions should be evaluated for consistency with existing environmental constraints and anticipated environmental initiatives advanced by the environmental communities*

Fire Recommendations

- *Fund and prepare a Countywide Fire Protection Master Plan*
- *Implement the GIMS program or other parcel based automated information system*
- *Clearly establish responsibilities and, where appropriate, timelines for the completion of policies and actions that will be included in the Updated General Plan*

Wind and Erosion Recommendations

- *Because of increasing concerns about air quality and clean water and due to the increased involvement of other agencies, any new and/or revised Wind/Erosion policies need to consider the tie between air quality and water quality and participation of other public jurisdictions*
- *Implement the Geographic Information Management System to complete the Wind/Erosion Hazard Overlay Maps*
- *Wind and erosion issues, actions, and policies should be fully integrated with the Conservation/Open Space and Safety components of the updated General Plan*

Noise Recommendations

- *Simplify and consolidate the number of noise policies related to street design, capital budgets, and procedural requirements*
- *Due to the lack of an all-inclusive County Noise Ordinance, prepare and adopt a Noise Ordinance consolidating all the related noise enforcement policies and standards that are contained throughout the County Code*
- *Implement a Countywide Geographic Information Management System to facilitate the implementation of a Noise Hazard Overlay mapping program*

Aviation Safety Recommendations

- *Because of the military air base closures, along with the elimination of their individual flight mission and related aircraft impacts, and the reassignment of airport land use compatibility review duties to the appropriate jurisdictions, the County should make the following policy changes:*
 1. *Consolidate and simplify policies relating to military air operational activities in the County*
 2. *Acknowledge the cities' assumption of their projects' airport land use compatibility review duties*
- *Describe the County's continuing airport planning role in the unincorporated portions of the County and the on-going coordination function with the cities with established Airport Land-Use Plans*
- *Incorporate the Aviation Safety policies into the Safety Element of the Updated General Plan*

Hazardous Waste/Materials Recommendations

- *The County should focus its General Plan revisions on current state and federal legislative updates regarding hazardous waste/ materials*
- *Update County policies in keeping with the evolving hazardous waste/material industry*
- *Relocate policies written as mitigation measures to Development or Building Code*

Biological Recommendations

- *Make a choice to pursue the valley-wide MSHCP, develop an alternative Natural Resources Management Program internal to County government, or revise the Natural Resources and applicable Open Space policies to meet the minimum legal requirements under the state and federal laws pertaining to protection of endangered species and their habitats, wetlands and other water-based resources, and related laws and regulations*

- *As part of Phase II, the County should examine how CEQA is used in this manner, the implications of this practice, and how the County will address these issues*
- *Revise the Conservation Element-based issues of the General Plan, including all policies and procedures, to reflect new direction based on the outcome of the previously described choice*
- *Complete a cost/benefit analysis based on the choice selected under the recommendation above. Comprehensively protecting natural resources can allow property owners and developers some relief from the individual permitting requirements that are currently preferred. However, the cost may be too severe or enforcement unrealistic. The successes and failures of similar efforts should be reviewed as part of the decision-making process*

Cultural/Paleontological Recommendations

- *Conduct a cost/benefit assessment for the completion of the regional Cultural Resource Overlays*
- *Change reference to Appendix K of the State CEQA Guidelines to Section 15064.5, to reflect most current guidelines*

Air Quality Recommendations

- *Examine incentivizing vs. regulating private choices regarding vehicular travel, land use patterns and energy conservation to achieve air quality objectives*
- *Remove Air Quality Element (optional under State law) from the General Plan*
- *Completely examine the County's Energy Conservation program. For example, consider a commitment to rely on or expand the use of non-polluting energy sources to power County facilities and set a specific goal for the percentage of the vehicle fleet comprised of clean fuel vehicles*
- *Examine density designations and creating sufficient population concentrations to make commuter rail viable*

Water Recommendations

- *Clarify the County's role in regional water resource management efforts, and develop corresponding programs to effectuate that role*
- *Develop and maintain program to link water supply planning to land use planning*
- *Develop and maintain a growth monitoring system that also tracks water demand*
- *Focus updated policies on those geographic areas, resources and facilities that the County has direct control over*
- *Develop policies and programs that are crafted for the unique characteristics and needs of the Mountains, Desert and Valley regions*

Open Space/Recreation/Scenic Recommendations

- *Simplify, consolidate and reduce the total number of policies*
- *Recreational trails and sign standards should be removed from the General Plan and given the same status as roadway design specifications*
- *Remove Section 3. Open Space Valuing System in its entirety. This could be utilized by the agencies within the Public Works Department as guidelines in the acquisition, maintenance, use, and disposal of County-owned open space lands*
- *Remove the listing and descriptions of the proposed regional trail segments. This can be more effectively addressed through a comprehensive update to the County's Regional Parks Master Plan that is adopted and administered separately from the General Plan*
- *Create current and updatable electronic maps to illustrate the major open space resource areas targeted for protection and public use*

Soils/Agriculture Recommendations

- *Eliminate obsolete policies to support continuation of the dairy industry in the Chino Preserve*
- *Re-examine County goals and policies regarding preservation of fertile soils designated as Prime Farmland or Farmland of Statewide Importance. If there is a consensus to preserve such lands, much stronger policies, with formal monitoring and possibly financial incentives, will need to be developed and enforced*
- *Re-examine County goals and policies regarding establishment of new agricultural areas in the Desert region, and regarding stimulation of agricultural uses in areas that are appropriate for such uses, but are presently not utilized or are underutilized. Both issues involve a more central question of how proactive the County wants to be in stimulating the creation of new areas to support large-scale, commercially viable agricultural operations*

Minerals Recommendation

- *Re-examine the level of interest in preserving mineral resources and revise General Plan policies accordingly*

Wastewater Recommendations

- *Revisit septic tank issues and determine the proper entity for enforcing oversight and regulation policies*

- *Tighten relationship and policy direction for sludge maintenance and management. Determine facility need versus demand for disposal*
- *Re-examine specific County responsibilities for wastewater in light of Regional Water Quality Board and other, non-County agencies regulating water issues. Water quality MUST factor into wastewater considerations*

Solid Waste Recommendations

- *Review County goals regarding landfill sites and all related issues to better define purpose of expanding facilities when direction is to reduce flow to the sites*
- *Integrate sludge issues, including dairy sludge with water quality, wastewater issues. All agencies involved with sludge should understand the relationships and functions of each other for all aspects of sludge removal, disposal, handling and maintenance*
- *Continue to press for up to 100% diversion of materials to landfills*

Transportation/Circulation Recommendations

- *Review, update and refine/modify the Policies/Actions indicated to be carried forward to the General Plan Update*
- *Strengthen the relationship between the Transportation/Circulation Element and the Land Use Element, in order to achieve closer integration*
- *Evaluate the practicality, desirability, and economic feasibility of the Level of Service C standard, and consider changing to a Level of Service D standard*
- *Eliminate the detailed roadway design standards. Include general County policies and refer to County standards in the Roadway Design Manual*
- *Update with the latest Americans with Disabilities Act (ADA) and Circulation Management Plan (CMP) requirements*
- *Address truck movement in the County*
- *Continue to differentiate between key geographic areas in the County (Valley, Desert, Mountains), due to the diverse needs of the different areas*
- *The GPU should conduct an analysis to confirm that the Circulation Element provides the transportation infrastructure necessary to support the County Land Use Plan and policies, and/or develop a Circulation Element that does. This analysis should utilize the SCAG subregional model which may need updating/enhancing for the General Plan Update*

Energy/Telecommunications Recommendations

- *Remove technical siting criteria (e.g. JUMP) from General Plan*
- *Energy Conservation policies are regulatory and should be relocated to the County Development Code or the Building Code*

- *Establish public/private partnerships to enhance energy related economic development opportunities*

Land Use/Growth Management Recommendations

- *Form a General Plan Staff Advisory Committee of the highest level under the direction of the County Chief Administrative Officer to provide input and guidance throughout the preparation of the Updated General Plan*
- *One of the first and highest priorities should be to prepare a Vision Statement with the input received from a broad and extensive public outreach program and from input from the Staff Advisory Committee, which should then guide further work on the Update*
- *Strengthen Growth Management as a means of achieving better planning and as an economic stimulus technique*
- *The Geographic Information Management System (GIMS) should be implemented immediately as increasing urbanization creates new sets of issues, environmental and other constraints on individual properties multiply, the need for efficiency at the County level grows, and because providing information, quickly and accurately, to the public is both important and expected*

AN ANALYSIS OF THE 1989 GENERAL PLAN

The 1989 General Plan Update created 20 issue areas of concern to the County. Each issue area is designated within the General Plan with an alphanumeric system emulated in this section. All issues in this section retain the same alphanumeric assigned in the General Plan for quick cross-referencing capabilities.

A-1: Geologic

Findings:

- Critical programs are, for the most part, being implemented
- Interdepartmental coordination needs to improve
- An efficient data collection, display, and retrieval program is necessary
- The lack of a Geographic Information Management System (GIMS) program creates inefficiencies and prohibits the implementation of other programs
- Seismic issues need to be updated

San Bernardino's susceptibility to geologic hazards is well recognized and documented in written materials that provide background information to support the actions adopted in the General Plan. Geologic hazards include earthquake, subsidence, seiche (e.g., wave action of a lake during an earthquake), landslides/mudslides and volcanic activity.

The policies and actions in the Geologic Section can be grouped into three categories. These are: (1) the implementation of existing programs and the creation of new programs designed to minimize life threatening building and structure failures and property damage; (2) informational and educational programs designed to make people (and businesses, school districts, etc.) aware of the various geologic dangers and how to protect themselves; and (3) emergency preparedness and actions in response to a geologic event.

Many of the measures identified in the section are crucial for the protection of life and property. Further, the majority of those programs that are most important to protect people and property are being implemented. However, good communication and logical links between various departments and divisions working on aspects of the same or similar issues is sometimes missing. Better coordination could result in more effective program results. Additionally, the package of policies and actions that were adopted with the 1989 Update, while comprehensive in scope, is more ambitious than the resources available for implementation allow. This situation is consistently found in all other sections of the General Plan as well. It is reflected by action items that are, frequently, listed without responsibility being assigned for their completion nor is there a funding source identified. It is recommended that all action items in the updated General Plan identify who or what department has responsibility for the action item and, when appropriate, the funding source that will be used to implement the action.

Some policies and actions propose to spend resources (money and staff time) to address topics that appear to provide a small return relative to the cost of completing them, e.g., a Countywide program of subsidence identification. Of the sixty-five policies and actions presented in this section, thirty-three (or 51%) were not implemented. While the number of policies and actions that were not implemented (33) is large, the consultant review

team recommends that over half of these (18) should not be carried forward into the updated General Plan.

Two topics that should be addressed in conjunction with the update are: (1) the impact of the Seismic Hazards Mapping Act in conjunction with the Alquist-Priolo Earthquake Fault Zoning Act and their influence on the Geologic Hazard Overlay District; and (2) the treatment of "potentially active" faults in the development review process.

A recurring theme, which is identified as a deficiency in most of the current General Plan sections, is the lack of the GIMS (Geographic Information Management System) support system or a GIMS equivalent. In order to build an efficient geotechnical information collection, storage, and retrieval system (which is needed), an automated parcel-based geographic program is essential. Once in place, this system would allow the public, the Planning Commission and Board of Supervisors, County Staff, businesses seeking to locate in the County, and virtually anyone else to have immediate access to information. The GIMS system would, of course, be the repository not only for geotechnical information but would include other essential planning information. Today, the retrieval of parcel level information is predominantly a manual task that may take hours and often requires a trip to the County Government Center for members of the public seeking this type of information for tasks as simple as completing building permit applications.

Recommendations:

- Implement the GIMS program or other parcel-based automated information system and clearly establish the process by which Geologic data will be collected, captured and retrieved by the program.
- Identify and create better links between the various sections (Elements) of the General Plan that address similar issues from different focal points.
- Develop more coordination between the County Geologist, other departments, and other agencies, especially Transportation, Flood, and Solid Waste, to ensure that geologic considerations are accounted for in the siting and approval of structures.
- Implement the Seismic Hazards Mapping Act with consideration for both safety and flexibility of use or application.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| GE-1 a Establish Geotechnical Data Base | X | Limited | Yes | Yes | No | Limited | Yes, with GIS |
| GE-1 b Geotechnical Advisory Committee | X | 5 | _____ | _____ | _____ | _____ | No-There Is No Committee |
| GE-1 c Data Mapping | X | X | No | No | No | Limited | Yes- Update and Revise Wording |
| GE-2 a Abatement District Formation | X | 3 | _____ | _____ | _____ | _____ | Yes |
| GE-2 b Development Consistent With Geologic Reports | X | X | Yes | Yes | Yes | Yes | Yes |
| GE-2 c, e Compliance With Specifications & Mitigation | X | X | Yes | Yes | No | Yes | Yes |
| GE-2 d Clearance Around Structures | X | 3 | _____ | _____ | _____ | _____ | No-Reevaluate Need |

SECTION II-A-1: Geologic

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete conflicted 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item 10. Unknown |
|--|---|

EVALUATION CRITERIA

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| GE-3 a Geologic Education Program | X | X | No | No | No | Limited | No-Too Broad in Scope |
| GE-3 b, c Public Information Of Geologic Information | X | X | Yes | Yes | Yes | Yes | Yes |
| GE-4 b Coordination | X | X | Yes | No | No | Limited | Yes-Update and Revise Wording |
| GE-4 c Immobile Populations | X | X | No | No | No | Yes | Yes |
| GE-4 d Disaster Plans In Public Facilities | X | 3 | _____ | _____ | _____ | _____ | Yes |
| GE-4 e Planning of Public Facilities | X | X | Yes | No | No | Limited | Yes |
| GE-4 f Access Routes | X | 10 | _____ | _____ | _____ | _____ | Yes |
| GE-5 a Standing Committee For Disaster Recovery | X | 3 | _____ | _____ | _____ | _____ | Yes |

SECTION II-A-1: Geologic

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- | | |
|--|---|
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EVALUATION CRITERIA

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|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| GE 5-b Guidelines for Emergency Authorities | X | 2 | _____ | _____ | _____ | _____ | Evaluate |
| GE-6 a Building Code Updates | X | 3 | _____ | _____ | _____ | _____ | No-Impractical |
| GE-6 b Building Code Updates | X | X | Yes | Yes | Yes | Yes | No-Redundant |
| GE-6 c Seismic Design Requirements | X | X | Yes | Yes | Yes | Yes | No-Impractical. Sets County Up For Possible Liability Issues |
| GE-6 d Seismic Design Requirements | X | 1, 3 | Yes | Yes | No | No | No |
| GE-7 Geotechnical Analysis | X | 1 | _____ | _____ | _____ | _____ | Yes-Update and Revise Wording |
| GE-8 a Structural Hazards Identification | X | X | Yes | Yes | Yes | Limited | Yes |

SECTION II-A-1: Geologic

* If “**NO**” list reason from choice below and skip to last column
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- | | |
|--|---|
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| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--------------------------------|------|--|--|--|--|--|
| | | Was policy/action implemented? | | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| | | Yes | No* | | | | | |
| GE-8 b Inspection Of High Occupancy Buildings | X | | 1, 6 | _____ | _____ | _____ | _____ | Evaluate |
| GE-8 c, d, e Existing Building Compliance | X | | 1, 6 | _____ | _____ | _____ | _____ | Evaluate |
| GE-8 f Incentive Programs | X | | 1 | _____ | _____ | _____ | _____ | No-Questionable Cost/Effectiveness |
| GE-8 g Funding & Abatement Of Hazards | X | | 10 | _____ | _____ | _____ | _____ | Yes |
| GE-9 a Seismic Design Requirements | X | | 3 | _____ | _____ | _____ | _____ | Yes |
| GE-9 b Review By Caltrans, Utilities & Railroad Of Their Facility | X | | 3 | _____ | _____ | _____ | _____ | No |
| GE-9 c Cut Off Devices | X | X | | Yes | No | No | Limited | Yes-Strengthen Language |

* If **“NO”** list reason from choice below and skip to last column
If **“YES”** complete all columns

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SECTION II-A-1: Geologic

EVALUATION CRITERIA

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|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| GE-10 a, b Use Of Definitions & Chart | X | X | Yes | Yes | Yes | Yes | Yes |
| GE-10 c Set Back Requirements | X | X | Yes | Yes | Yes | Yes | No-Appropriate for Development Code |
| GE-10 d Public Financing in Fault Areas | X | X | Yes | Yes | Yes | Yes | Yes |
| GE-10 e Subdivisions Within Study Zones | X | X | Yes | Yes | Yes | Yes | Yes |
| GE-10 f Transportation Facilities | X | 3 | _____ | _____ | _____ | _____ | Yes |
| GE-11 a Special Studies | X | X | Yes | Yes | Yes | Yes | Yes |
| GE-11 b Building Design | X | 7 | _____ | _____ | _____ | _____ | No-Appropriate for Development Code |
| GE-11 c Construction Required to Meet Standards | X | 3 | _____ | _____ | _____ | _____ | No-Redundant |

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SECTION II-A-1: Geologic

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| GE-11 d Strengthen Standards | X | 10 | _____ | _____ | _____ | _____ | No-Impractical |
| GE-12 a Review Within Liquefaction Areas | X | X | Yes | Yes | Yes | Yes | Yes-Revise Wording |
| GE-12 b Review Within Liquefaction Areas | X | X | Yes | Yes | Yes | Yes | Yes |
| GE-13 Inventory Building In Liquefaction Areas | X | 1, 3 | _____ | _____ | _____ | _____ | No-Impractical |
| GE-14 a, b, c, d Seiche Conditions | X | 1, 3 | _____ | _____ | _____ | _____ | No-Impractical. Limited Cost-Effectiveness |
| GE-15 a Stability Analysis | | X | Yes | Yes | Yes | Yes | Yes – Revise Wording |
| GE-15 b Compliance With Soil Investigation | | X | Yes | Yes | Yes | Yes | Yes |

SECTION II-A-1: Geologic

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EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| GE-15 c Application Of Compatibility Chart | | X | Yes | Yes | Yes | Yes | Yes |
| GE-15 d Planning For Landslide Areas | | 1 | _____ | _____ | _____ | _____ | Yes- Update Wording to Reflect Current Needs |
| GE-15 e, f Grading Restrictions | | X | No | Yes | No | Limited | Yes-Revised Wording |
| GE-15 g Hillside Development | | X | Yes | Yes | Yes | Limited | Yes-Consider Moving to Land Use Section |
| GE-15 h Development In Landslide Areas | | X | Yes | Yes | Yes | Yes | Yes |
| GE-15 i Certification of Areas of Instability | | X | Yes | Yes | No | Yes | Yes-Take Out of General Plan and Place in Appropriate Document |
| GE-15 j Hillside Development Plans | | 1, 3 | _____ | _____ | _____ | _____ | No-Not Practical |

SECTION II-A-1: Geologic

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1. Lack of Funding or Human Resources needed to implement (priority)
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EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| GE-16 Relationship Of Seismic & Landslide Effects | | X | Yes | Yes | Yes | Yes | No-Redundant With Slope Stability Analysis |
| GE-17-a, b Subsidence Hazards | | 1, 3 | _____ | _____ | _____ | _____ | No-Subsidence Not a Significant Problem |
| GE-17-c Expansion Soils | | 5 | _____ | _____ | _____ | _____ | No-Subsidence Not a Significant Problem |
| GE-18 Volcanic Eruptions | | 5 | _____ | _____ | _____ | _____ | No-Impractical |

SECTION II-A-1: Geologic

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10. Unknown

A-2: Flood

Findings:

- Most policies and actions have been and/or are being addressed
- Many of the policies and actions have out-of-date standards and/or nomenclature
- Environmental impacts will be more visible during this update than they were in 1989

The majority of the policies and actions that are listed in the Flood Section have been or are being implemented. Of the forty-one policies/actions, thirty-six have been addressed (88%) either partially or fully. Many of the policies/actions will require revisions to reflect changes in standards that were adopted since 1989, and will need to be updated to reflect current nomenclature references, etc. In most cases, the changes in standards that have not been reflected in the General Plan are the result of changes by other agencies, e.g., Federal Emergency Managements Agency (FEMA).

With relatively few exceptions, the actions and policies found in the current General Plan are recommended for incorporation into the updated General Plan.

One area that will require consideration in the updated General Plan is the fast moving and evolving area of environmental issues in relationship to water courses, flood control measures, maintenance procedures and tangential areas of concern dealing with water extraction and water tables. Relatively little is included in this section on these topics and the update will need to consider these issues, as well as make links to other appropriate portions of the General Plan.

Recommendation:

- During the Phase II Update of the General Plan, all proposed policies and actions should be evaluated for consistency with existing environmental constraints and anticipated environmental initiatives advanced by the environmental communities.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| FL-1 a Map Designations | X | X | Yes | Yes | Yes | Yes | Yes-Update Language to reflect Current Requirements |
| FL-1 b, c Floodways & Floodplains | X | X | Yes | Yes | Yes | Yes | Yes-Update Language to reflect Current Requirements |
| FL-1 d Construction in Floodplain | X | X | Yes | No | Yes | Yes | Yes-Update Language |
| FL-1 e Compatibility Chart | X | X | Yes | Yes | Yes | Yes | Yes-Update for Consistency w/FEMA |
| FL-1 f Development within Floodplains | X | X | Yes | No | Yes | Unknown | Yes |
| FL-1 g Distribution of Flood Hazard Data | X | X | Yes | Yes | No | Unknown | Yes |
| FL-1 h Generation of Flood Hazard Information | X | X | No | Yes | No | Yes | Yes-Update and Clarify that Information is Provided by Applicant |

* If “**NO**” list reason from choice below and skip to last column
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| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| FL-2 a Incorporation of Studies into Mapping | X | 1 | _____ | _____ | _____ | _____ | Yes |
| FL-2 b Ongoing Evaluation | X | Limited | Yes | Yes | No | Limited | Yes |
| FL-2 c FEMA Map Changes | X | X | Yes | Yes | Yes | Yes | Yes |
| FL-2 d Prohibition of Certain Development in Certain Playas & Dry Lake Beds | X | 3 | _____ | _____ | _____ | _____ | Evaluate |
| FL-2 e Pre-Construction Inspections | X | X | No | No | No | Yes | Yes |
| FL-2 f, g Studies of Potential Flooding Areas | X | X | Yes | Yes | Yes | Yes | Yes |
| FL-3 a Reports Required for New Reservoirs | X | X | Yes | Yes | Yes | Yes | Yes |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

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| FL-3 b Hazard Overlay Maps | X | X | Yes | Yes | Yes | Yes | Yes |
| FL-3 c Prohibition of Reservoirs in Geologic Hazard Areas | X | X | Yes | Yes | Yes | Yes | Yes |
| FL-3 d Elimination of Hazardous Dams & Reservoirs | X | 1, 3 | _____ | _____ | _____ | _____ | Evaluate |
| FL-3 e Earthquake Resistance Programs for Dams | X | 1, 3 | _____ | _____ | _____ | _____ | Evaluate |
| FL-3 f Prohibition of Certain Land Uses in Inundation Areas | X | X | Yes | Yes | Yes | Yes | Yes |
| FL-4 a Preservation of Natural Drainage Areas | X | X | Yes | No | Yes | Yes | Yes |
| FL-4 b Facilities within Flood Hazard Areas | X | X | Yes | No | No | No | No |
| FL-4 c | X | X | No | Yes | Yes | Limited | Yes-Update to Current |

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EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| Upgrading of Structure | | | | | | | Provisions |
| FL-4 d Funding Flood Control Facilities | X | X | No | No | Yes | Limited | Yes |
| FL-5 a Drainage Studies | X | X | No | Yes | Yes | Limited | Yes- Revise Language to Clarify |
| F-5 b Flood Control Facilities | X | X | No | Yes | No | Limited | Yes |
| FL-6 a, b Development Contribution to Flood Hazard | X | X | Yes | No | No | Yes | Yes-Update with NPDES References & Modernize |
| FL-7 a Public Information | X | X | No | Yes | No | Unknown | Yes- Re-word and Clarify |
| FL-7 b Warning System | X | X | Yes | Yes | Yes | Limited | Yes- Expand and Clarify |
| FL-7 c Evacuation Plans | X | Limited | Yes | Yes | Yes | Limited | Yes |
| FL-7 d Recordation of Flood Hazard | X | 10 | _____ | _____ | _____ | _____ | Evaluate |
| FL-8 a, c Ecological and Recreational Uses | X | X | No | No | No | Limited | Revise Wording, Clarify |

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EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| FL-8 b Groundwater Recharge | X | X | Yes | Yes | Yes | Yes | Yes |
| FL-9 a Intergovernmental Coordination | X | X | Yes | Yes | Yes | Yes | Yes |
| FL-9 b Santa Ana River Mainstem | X | X | Yes | Yes | Yes | Yes | No-Action Accomplished |
| FL-9 c Interdepartmental Coordination | X | X | Yes | Yes | No | Limited | Yes-Update, Clarify & Strengthen |
| FL-10 Local Drainage Plans and Funding | X | X | No | Yes | Yes | Limited | Yes-Update, Provide Better Coordination |
| FL-11 Detention Basin Policies | | X | Yes | Yes | Yes | Yes | No- Completed |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

A-3: Fire

Findings:

- Completion of a Countywide Fire Protection Master Plan is important to the effective use of Fire personnel and equipment
- A Geographic Information Management System is essential in order to provide better service to the public and more efficient use of County Staff resources
- An update of the nomenclature found in the Fire Section will be necessary to reflect changes in the organization and responsibilities of the Fire Department
- Assignment of responsibility for the completion of policies and actions is needed

The Fire Section contains twenty-four major policies and actions. Of these, twelve have been implemented and twelve have not (50% / 50%). Of those policies and actions that were not implemented, only two are recommended for deletion during the update process.

The majority of those policies that were not implemented are related to the preparation of a Fire Protection Master Plan. Completion of a Fire Protection Master Plan continues to be important to the effective deployment of fire personnel and equipment. The importance of a Master Plan will grow as the urbanization of the County continues. However, due largely to the historic process in which fire prevention facilities were created in the County, levels of service, financial support on an area-by-area basis, and other issues will need to be overcome in the course of preparing and adopting a Master Fire Protection Plan.

Two themes occur throughout the evaluation of the General Plan as a whole, not just the Fire Section. The first is the lack of an automated data management system. The lack of this tool places, at a minimum, a difficult burden on the public to obtain information, and it contributes to an inefficient environment in which County decision makers and County Staff work. The second theme is that the overwhelming number of actions and policies contained in the General Plan do not tie the responsibility for implementation or completion to any position, department or agency. Often actions will state that "...the County shall...", however, over the last thirteen years it appears that no one at the "County" has been directed or funded to complete many of the actions/policies.

Recently the County Fire Department has gone through administrative and organizational changes that will require an update of nomenclature used for this Section and a re-evaluation of the responsibility for programs that are carried forward into the Update.

Recommendations:

- Fund and prepare a Countywide Fire Protection Master Plan.
- Implement the GIMS program or other parcel based automated information system.
- Clearly establish responsibilities and, where appropriate, timelines for the completion of policies and actions that will be included in the Updated General Plan.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| FR-1- a, b, c, d, e, f, g Fire Master Plan | X | 1 | _____ | _____ | _____ | _____ | Yes- Reword and Update |
| FR-2-a Application of Regulations | X | X | Yes | Yes | Yes | Yes | Yes |
| FR-2-b, c Identification of Fire Hazard & Regular Updates | X | 1 | _____ | _____ | _____ | _____ | Yes |
| FR-3-a, b Education | X | X | Yes | Yes | Yes | Yes | Yes |
| FR-3 c Preparation of an Ordinance Requiring Fire Hazard Notification | X | 3 | _____ | _____ | _____ | _____ | Yes |
| FR-4 a Peakload Water Supply | X | X | Yes | Yes | Yes | Yes | Yes |
| FR-4 b Fire Protection Facilities | X | X | No | Yes | Yes | Limited | Evaluate |
| FR-4 c Existing Structures/Safety Standards | X | 4 | _____ | _____ | _____ | _____ | No-Not Practical |

* If **“NO”** list reason from choice below and skip to last column
If **“YES”** complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| FR-4 d Limit Development In Areas Lacking Water | X | X | No | No | No | Limited | Yes |
| FR-4 e, f Criteria For Approval | X | X | Yes | Yes | Yes | Yes | Yes |
| FR-4 g Street & Building Identification | X | X | Yes | Yes | Yes | Yes | Yes- Update |
| FR-4 h Static Water Source Plumbing Of Swimming Pools | X | 5 | _____ | _____ | _____ | _____ | No-Not Practical |
| FR-4 i, j Use Of Building Changes/Provision Of Fire Hazard Information | X | X | Yes | Yes | Yes | Yes | Yes |
| FR-4 k Adoption Of Standards | X | X | No | No | No | Yes | Yes- Reword |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

A-4: Wind and Erosion

Findings:

- Wind is a natural phenomenon, while erosion is both natural and man-made
- County Codes appear to be functioning appropriately in managing impacts
- Wind/Erosion issues become air quality and storm water discharge issues
- There is a need for a Countywide GIS to implement wind/erosion mapping policies

Wind and erosion are treated as hazards in the General Plan. Wind affects new and existing developments as well as traffic along the County's roadways. Recently, attention has been given to wind's contribution to harmful air quality and increased debris in storm water runoff.

While wind is a natural hazard, erosion is considered both a natural and man-made hazard due to development activities changing the naturally occurring landscape. In the desert areas, wind-blown sand is the most prevalent form of erosion. In the mountain areas, erosion occurs naturally, and due to building activity. In the Valley areas, erosion is a side effect of agricultural activity and urbanization. Erosion contributes to decreased air quality as the loose soil becomes airborne, then as it lands it contributes to the degraded quality of storm water runoff as soil flows into the system both naturally and as a result of man's activities.

The County has established a brief series of policies for the wind and erosion-prone areas. Sixty percent (60%) of the policies, both wind and erosion combined, focus on land development and the importance of erosion control via grading restrictions, dust control and soil conservation. Design standards to minimize damage due to erosion and wind are also addressed, as the General Plan recognizes the need to establish policies to educate property owners about these hazards and to help owners protect their property from loss. These policies have been successfully implemented.

Beyond existing Building and Safety and Fire Department requirements (found in the Uniform Building Code [UBC], Fire Hazard Overlay, etc.) there is emerging involvement in wind and erosion issues by other agencies due to increased concerns about air quality and clean water. Regional Air Quality Control Boards and the Regional Water Quality Boards have recently become concerned about dust control from grading and agricultural land in terms of impact on air and water quality. The most recent National Pollution Discharge Elimination System (NPDES) permits, which regulate storm water runoff, have imposed standards so restrictive that several southern California counties are anticipating that millions of dollars will have to be spent monitoring and completing permit paperwork requirements before any remediation can be implemented. This new

focus on air and water quality far exceeds the scope of the policies contained within the current General Plan.

The remaining 40% of the policies in the current General Plan concern specific mapping of hazardous wind/erosion overlays. Due to the County cutbacks in staffing and resources, the hazard mapping policies were not implemented.

Recommendations:

- Because of increasing concerns about air quality and clean water and due to the increased involvement of other agencies, any new and/or revised Wind/Erosion policies need to consider the tie between air quality and water quality and participation of other public jurisdictions.
- Implement the Geographic Information Management System to complete the Wind/Erosion Hazard Overlay Maps.
- Wind and erosion issues, actions, and policies should be fully integrated with the Conservation/Open Space and Safety components of the updated General Plan.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|---|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| WE-1 a, b, c, d, e Wind Hazards Mapping and Design Standards | X | 1, 3 | _____ | _____ | _____ | _____ | Yes/No-Mapping Should Occur, Remove Design Standards from General Plan-Level Document |
| WE-2 a, b, c Dust Control Procedures | X | X | Yes | No | Yes | Yes | Yes-Consolidate with Air Quality, Water |
| WE-3 a, b Erosion Control Requirements for Grading | X | X | Yes | No | Yes | Yes | Yes |
| WE-3 c, d Erosion Control Education, Off-Road Uses | X | 1, 3 | _____ | _____ | _____ | _____ | Yes-Work With BLM For Off Road Use |
| WE-4 Erosion Mapping | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |
| WE-5 Flood Control/Debris Dams | X | X | Yes | No | Yes | Yes | Yes-Consolidate with Water Quality |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

B-1: Noise

Findings:

- The County is too vast to monitor and map the entire area
- Land development and construction noise policies are being implemented
- There is a need for a Countywide Geographic Information System to implement noise hazard mapping policies

The primary focus of the Noise Section is to safeguard residents of the County from unwanted sound and its impacts, and to protect the economic base of the County by separating noise generating uses from incompatible and more sensitive land uses. The General Plan describes noise sources and the criteria to monitor and evaluate noise generated by them. Major noise generators are listed and include railroads, aircraft, traffic, and land-uses (i.e. mining, wrecking yards and rock crushing).

There are twenty-two policies/actions included in the Noise Section. Thirteen (59%) were implemented and nine (41%) were not.

The policies/actions of the Noise Element are oriented to protecting noise-sensitive land uses and designed to prevent land-use conflicts due to noise levels that exceed the performance standards in the County Development Code. These performance standards act as a Noise Ordinance. Other noise enforcement policies, such as truck routes, are contained under separate titles in the County Code.

The use of noise contours to graphically display the levels of noise emanating from or expected to be generated by noise sources (e.g., future highway traffic) is routinely done in many jurisdictions. However, this process is costly and, given the vast area of the County, the mapping of existing and future noise contours was not feasible. It was, therefore, not undertaken for all affected roadways and railroads in the County. Instead, noise measurements were taken at ninety-one locations that were representative of railroad and traffic impacts. Noise contour models were then created for use throughout the County based on a replication of the noise characteristics found at the ninety-one locations. Aircraft noise contours were derived from existing noise studies and measurements as well as from now closed military air bases.

Several policies contained in the Noise Section are mitigation measures for County Street and Highway designs and are a basis for determining the capital improvement budget priorities for construction of remedial noise mitigation improvements.

The land development and construction noise policies are being implemented via the Noise Performance Standards in the Development Code. This is being accomplished

through the development review process by requiring land development projects to provide the necessary noise analyses.

Recommendations:

- Simplify and consolidate the number of noise policies related to street design, capital budgets, and procedural requirements.
- Due to the lack of an all-inclusive County Noise Ordinance, prepare and adopt a Noise Ordinance consolidating all the related noise enforcement policies and standards that are contained throughout the County Code.
- Implement a Countywide Geographic Information Management System to facilitate the implementation of a Noise Hazard Overlay mapping program.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|-------------------------------------|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| NO-1 a Noise Impact Areas | X | X | Yes | Yes | Yes | Yes | Yes |
| NO-1 b Noise Impact Areas | X | X | Yes | No | Yes | Yes | Yes |
| NO-1 c Noise Impact Areas | X | X | Yes | No | Yes | Yes | Yes |
| NO-1 d Noise Analysis Contents | X | X | Yes | No | Yes | Yes | Yes |
| NO-1 e Noise Analysis Contents | X | X | Yes | No | Yes | Yes | Yes |
| NO-1 f State Noise Standards | X | X | Yes | No | Yes | Yes | Yes |
| NO-2 a Vehicle Noise Enforcement | X | X | Yes | No | Yes | No | No-Difficult to Enforce |
| NO-2 b Truck Noise Enforcement | X | 3 | _____ | _____ | _____ | _____ | Yes |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
|---|--|

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| NO-3 a Noise Mitigation Measures | X | X | Yes | No | Yes | Unknown | Evaluate-May Be Redundant With CEQA or Other Requirements |
| NO-3 b Noise Mitigation Measures | X | 1 | _____ | _____ | _____ | _____ | No-Lack of Funds, May Consider Other Funding Sources |
| NO-3 c Noise Mitigation Measures | X | X | Yes | No | Yes | No | Yes |
| NO-3 d Noise Mitigation Measures | X | 1 | _____ | _____ | _____ | _____ | Yes |
| NO-4 a Stationary Noise Source Enforcement | X | 1 | _____ | _____ | _____ | _____ | Yes |
| NO-4 b Stationary Noise Source Enforcement | X | X | Yes | No | Yes | Yes | Yes |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
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5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

SECTION II-B-1: Noise

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| NO-4 c Stationary Noise Source Enforcement | X | 1 | _____ | _____ | _____ | _____ | No-Funding is Prohibitive |
| NO-4 d Stationary Noise Source Enforcement | X | 1 | _____ | _____ | _____ | _____ | No-Funding is Prohibitive |
| NO-4 e Stationary Noise Source Enforcement | X | 1 | _____ | _____ | _____ | _____ | No-Funding is Prohibitive |
| NO-4 f Stationary Noise Source Enforcement | X | X | Yes | No | Yes | Yes | Yes |
| NO-4 g Stationary Noise Source Enforcement | X | X | Yes | No | Yes | Unknown | No-Too Detailed, Development Code Issue |
| NO-4 h Stationary Noise Source Enforcement | X | 1 | _____ | _____ | _____ | _____ | No-Too detailed-Development Code Issue |

SECTION II-B-1: Noise

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
|---|--|

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|--------------------------------------|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| NO- 5 County Purchasing Standards | X | X | Yes | _____ | Yes | Unknown | No-Redundant with OSHA or Other Provisions of Law |
| NO- 6 Noise Element Review | X | X | Yes | Yes | Yes | Yes | Yes |

SECTION II-B-1: Noise

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
|---|--|

B-2: Aviation Safety

Findings:

- County Airport Land Use Commissions' (ALUC) function have been replaced by local governments' jurisdiction land use compatibility review authority
- Closing military air bases has diminished impacts to County airspace

The General Plan's Aviation Safety policies were directed at: 1) military flights from George and Norton Air Force Bases due to their military supersonic and low altitude flight corridors and 2) local land use compatibility and safety for private and public airports. The Twenty-Nine Palms Marine Corps base, the China Lake Naval Air Warfare Center, and Edwards Air Force Base are all located in sparsely developed areas (Desert) of the County, and posed fewer aviation safety impacts than either George or Norton Air Force Bases.. The County managed the review of aviation safety via the three (3) Airport Land Use Commissions (Mountain, Valley, and Desert) and related airport land use plans of public and private airports and heliports.

Military air operations are controlled independently by the military over military land and are not subject to review or control by the County and the cities. The closure of Norton and George Air Force Bases and the downsizing of other, smaller military installations along with the cessation of on-site air operations, eliminated many flight-related impacts throughout the County.

The three ALUC's were seen by both the County and affected cities as an ineffective and redundant layer of government. Their elimination was viewed as necessary in order to streamline the airport land use review process. Changes in state law allowed the County and the cities to assume responsibility for local airport land use planning. This left the County the responsibility to conduct the airport safety and land use reviews in the unincorporated areas only.

Of the nine policies/actions found in this Section, one was implemented and only one is recommended for consideration in the Updated General Plan.

Recommendations:

- Because of the military air base closures, along with the elimination of their individual flight mission and related aircraft impacts, and the reassignment of airport land use compatibility review duties to cities, the County should make the following policy changes:
 1. Consolidate and simplify policies relating to military air operational activities in the County.

2. Acknowledge the cities' assumption of their projects' airport land use compatibility review duties.
- Describe the County's continuing airport planning role in the unincorporated portions of the County and the on-going coordination function with the cities with established Airport Land-Use Plans.
 - Incorporate the Aviation Safety policies into the Safety Element of the Updated General Plan.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|------------------------------------|---------------------|--|--|--|--|--|---|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| AV-1 a Land Use Compatibility | X | X | Yes | No | Yes | Unknown | Yes-Update and Revise |
| AV-1 b Airport Safety Review | X | X | Yes | No | Yes | Unknown | No-Too Technical |
| AV-1 c Airport Safety Standards | X | X | Yes | No | Yes | Yes | Yes-Update and Revise |
| AV- 1 d Airport Safety Review | X | X | Yes | No | Yes | Yes | Yes-Update and Revise |
| AV-1 e Airport Safety Review | X | X | Yes | Yes | Yes | Yes | Yes-As Applicable |
| AV-2 Military Flight Corridors | X | X | Yes | Yes | Yes | Yes | No-ALUC now Obsolete |
| AV-3 a Military Facilities | X | X | Yes | Yes | Yes | Yes | No-Obsolete Due to Base Closures, Flight Missions Reduced or Eliminated |
| AV- 3 b Military Facilities | X | X | Yes | No | Yes | Yes | Yes-As Applicable |

* If **“NO”** list reason from choice below and skip to last column
If **“YES”** complete all columns

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
|---|--|

B-3: Hazardous Waste/Materials

Findings:

- The County adopted a Hazardous Waste Management Plan (HWMP)
- The County re-directed resources and manpower to other programs
- The General Plan is redundant with the County HWMP
- Policy need not double as mitigation measure
- No longer need to emphasize siting and storage of Hazardous Waste Facilities due to the reduction of the use of hazardous materials

The County, in compliance with AB2948, prepared a Hazardous Waste/Material Plan (HWMP) which was adopted by the County of San Bernardino Board of Supervisors and approved by the California Department of Health Services in February 1990.

The County HWMP served as the primary planning/policy document for the General Plan policies to manage hazardous waste/material in San Bernardino County. The policies contained in the General Plan are organized around facility planning, siting and the storage of hazardous materials for both the private and public sectors.

The original focus of the County HWMP and the General Plan policies are now over 12 years old. The initial policy focus of the General Plan was the siting and permitting of waste facilities for the disposal of low-level radioactive waste. A lapse in siting and permitting activity of facilities was caused by changes that took place in the low-level radioactive waste industry. Radioactive materials, which were once used in industrial applications, are no longer as prominent in industrial processes, thus reducing the need to dispose of or store them.

The Broadwell and Hidden Valley hazardous waste/material projects also changed the County's direction in implementing these policies. Neither the Broadwell nor Hidden Valley projects were completed because of obsolete hazardous waste/material requirements and the changing business economics of constructing these types of facilities. Momentum to develop these types of hazardous waste facilities stalled, and County priorities, along with resources, were shifted from siting of hazardous material facilities to site remediation of existing contaminated sites and the emergency clean up of hazardous spills. Household hazardous waste management and facility management/inspection/storage of hazardous waste materials in both public and private manufacturing have become the focus of County hazardous waste management activities.

Since the adoption of the County HWMP and General Plan policies, the siting and permitting of hazardous waste/material facilities has stopped. Policies regarding siting facilities that were being implemented are now no longer being used and have become

outdated. This reflects approximately 80% of the Hazardous Waste policies. The remaining 20% were not implemented due to the change of County priorities. Many of the siting policies are written as project mitigation/conditions of approval. These types of policies are not necessary in the General Plan. Any siting and environmental analysis of future hazardous facilities would include a discussion of adverse impacts and mitigation measures.

Recommendations:

- The County should focus its General Plan revisions on current state and federal legislative updates regarding hazardous waste/ materials.
- Update County policies in keeping with the evolving hazardous waste/material industry.
- Relocate policies written as mitigation measures to Development or Building Code.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| HW-1 Reduce Hazardous Waste | | X | Yes | _____ | Yes | Unknown | Yes |
| HW-2 Siting Hazardous Waste Facilities | X | X | Yes | No | Yes | Unknown | Yes |
| HW-3 a Public Notification | | X | Yes | _____ | Yes | Unknown | No-Too Detailed |
| HW-3 b Permit Review | X | X | Yes | _____ | Yes | Unknown | No-Too Detailed |
| HW-4 a, b, c Hazardous Waste Facilities | HW-4 c | X | Yes | No | Yes | Unknown | No-Too Detailed |
| HW-5 a, b, c, d, e Hazardous Waste Overlay | | X | Yes | No | Yes | Unknown | No-Too Detailed |
| HW-5 f Hazardous Waste Review Criteria | HW-5 f (iv) | X | Yes | No | Yes | Unknown | No-Too Detailed |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete conflicted
6. Does not support current county policy

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10. Unknown

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| HW-6 Agency Coordination | X | X | Yes | No | Yes | Unknown | No-Too Detailed |
| HW-7 Hazardous Material Environment Review | X | X | Yes | _____ | Yes | Unknown | No-Redundant with CEQA |
| HW-8 a, b, c Agency Coordination | HW-8 c | 1 | _____ | _____ | _____ | _____ | No-Too Detailed and Cumbersome |
| HW-9 Waste Management P.R. | X | 1 | _____ | _____ | _____ | _____ | No-Too Detailed and Cumbersome |
| HW-10 Criteria Enforcement | X | 1 | _____ | _____ | _____ | _____ | No-Too Cumbersome and Not Needed |
| HW-11 City Notification | X | 1 | _____ | _____ | _____ | _____ | No-Redundant with CEQA |
| HW-12 Siting Criteria Usage | X | X | Yes | No | Yes | Unknown | No-CAWMP Outdated |
| HW-13 a thru d P.O.D Coordination | HW-13 d | 1 | _____ | _____ | _____ | _____ | No-Too Cumbersome |
| HW-14 Cement Kilns | X | 1 | _____ | _____ | _____ | _____ | No-Redundant With Air Quality Standards |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete conflicted 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action 8. Duplicates another/action in another section/area-identifier..., duplicated item 9. Conflicts with another policy/action-identify item 10. Unknown |
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| HW-15 Sphere Consistency | X | X | Yes | No | Yes | | No-State Action |
| HW-16 Groundwater Protection | X | 1 | _____ | _____ | _____ | _____ | No-Redundant With Wastewater |
| HW-17 a, b Hazardous Material Ground Storage | | 1 | _____ | _____ | _____ | _____ | No-Too Detailed and Cumbersome |
| HW-17 c Hazardous Material Inventory | | 1 | _____ | _____ | _____ | _____ | No-Too Detailed and Cumbersome |
| HW-18 Hazardous Material Inventory | | 1 | _____ | _____ | _____ | _____ | No-Not Necessary With Other County Regulations |
| HW-19 a, b Hazardous Material Inventory | HW-19 b | X | Yes | No | Yes | Unknown | No- Too Detailed |
| HW-20 Hazardous Waste Storage | X | X | Yes | No | Yes | Unknown | No- Too Detailed |

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| HW-21 Hazardous Waste Storage | X | 1 | Yes | No | Yes | Unknown | No- Too detailed |
| HW-22 Hazardous Waste Transportation | X | 1 | _____ | _____ | _____ | _____ | No- Too Detailed |
| HW-23 Hazardous Waste Transportation | X | 1 | _____ | _____ | _____ | _____ | No- Too Detailed |
| HW-24 Hazardous Waste Transportation | X | 1 | _____ | _____ | _____ | _____ | No- Too Detailed |
| HW-25 a, b Contaminated Sites | | X | Yes | No | Yes | Unknown | No- Too Detailed |
| HW-26 Low Lead Radioactive Waste Disposal Facility | | X | Yes | No | Yes | Unknown | No- Too Detailed |

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C-1: Biological

Findings:

- The 1989 General Plan was proactive with respect to habitat conservation
- Attempts to complete a regional Multiple Species Habitat Conservation Plan (MSHCP) have been unsuccessful
- Need different approach that reflects new direction in Land Use policies, and provides some relief from onerous state and federal regulations

Integral to protecting the County's natural resources is the management of open space as natural habitat. As part of the 1989 General Plan, the County of San Bernardino made a large commitment to developing all the needed requirements for providing the type of comprehensive coverage that would be included in a Multiple Species Habitat Conservation Plan (MSHCP). Although not all of these requirements are specified under state and federal endangered species laws, collectively they would provide full protection for 'sensitive' natural resources in the County. This proactive conservation program has not been implemented; only 25% of the General Plan policies calling for such actions have been followed on a regular basis. A significant constraint to building a viable framework of conservation lands has been a lack of funding to comprehensively inventory sensitive habitat and then acquire the necessary building blocks. The regional economy suffered substantially during the national recession of the early 1990s and the County was unable to fund proactive efforts to conserve important habitat land. Over the last several years, Land Use policies have also gravitated toward a preference for allowing development to occur with fewer restrictions involving habitat preservation.

Although several counties in the region have or are adopting MSHCPs, the utility or effectiveness of this approach to habitat conservation remains suspect. The development and full implementation of a MSHCP is a long, arduous process requiring a large commitment of money and manpower at the outset, without a guarantee that either the wildlife agencies (USFWS and CDFG) or the conservation groups (e.g., Sierra Club, Audubon Society, Endangered Habitats League or Center for Biological Diversity) will find it acceptable and not challenge its adequacy in the courts. To avoid last minute challenges to a final MSHCP, all these agencies and groups would have to be kept involved in the development and approval process, an extremely difficult and time-consuming task.

Recommendations:

- Make a choice to pursue the valley-wide MSHCP, develop an alternative Natural Resources Management Program internal to County government, or revise the Natural Resources and applicable Open Space policies to meet the minimum legal

requirements under the state and federal law pertaining to protection of endangered species and their habitat, wetlands and other water-based resources, and related laws and regulations.

3. As part of Phase II, the County should examine how CEQA is used in this manner, the implications of this practice, and how the County will address these issues.
4. Revise the Conservation Element-based issues of the General Plan, including all policies and procedures, to reflect new direction based on the outcome of the previously described choice.
5. Complete a cost/benefit analysis based on the choice selected under the recommendation above. Comprehensively protecting natural resources can allow property owners and developers some relief from the individual permitting requirements that are currently preferred. However, the cost may be too severe or enforcement unrealistic. The success and failures of similar efforts should be reviewed as part of the decision process.

EVALUATION CRITERIA

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| BI-1 a Maintain Biotic Resources Overlay | X | 1 | _____ | _____ | _____ | _____ | Yes |
| BI-1 b Biological Report for all Land Use Changes/Proposals | X | Yes | Yes | _____ | Yes | Yes | Yes |
| BI-1 c Conditions of Approval Shall Include Mitigation Measures | X | Yes | Yes | _____ | Yes | No | Yes |
| BI-1d Mitigation Measures Should: Reduce Impacts to Populations; Reduce Impacts Due to Encroachment and Habitat Fragmentation; Enhance Populations; and Enhance Habitat Areas Including Buffers | X | 1, 3 | _____ | _____ | _____ | _____ | No-Policy is Not Needed if Previous Policies Implemented |

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| BI-2 Provisions of BI-1 also Apply Outside Biotic Overlay Areas | X | 1, 3 | _____ | _____ | _____ | _____ | No-All Natural Resource Policies Should Be Integrated Under a Formal MSHCP or Informal Natural Resources Program |
| BI-3 Approvals, Provisions of Policy BI-1 May be Applied in Areas Supporting These Species if it Can be Shown That the Species is "Threatened" | X | 1, 3 | _____ | _____ | _____ | _____ | No-Confusing. Should Be Linked To BI-1 |
| BI-4 a Regulate Land Clearing to Reduce Soil Erosion | X | X | Yes | No | Yes | No | No-Confusing. Should Be Linked To BI-1 |

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| BI-4 b Incorporate into Conditions of Approval: Minimize Grading to Minimize Vegetation Loss | X | X | Yes | No | Yes | No | No-Confusing. Should Be Linked To BI-1 |
| BI-4 c Incorporate into Conditions of Approval: Limit OHV Use to Approved Areas | X | 1, 3 | _____ | _____ | _____ | _____ | No-Confusing. Should Be Linked To BI-1 |
| BI-4 d Incorporate into Conditions of Approval: Restrict Encroachment of Incompatible Uses on Natural Areas | X | 1, 7 | _____ | _____ | _____ | _____ | No-Confusing. Should Be Linked To BI-1 |
| BI-4 e Incorporate into Conditions of Approval: Encourage Infilling of Vacant Land | X | X | Yes | Yes | Yes | No | No-Confusing. Should Be Linked To BI-1 |

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| BI-4 f Incorporate into Conditions of Approval: Abatement Program to Mitigate Tree Mortality | X | 1, 3 | _____ | _____ | _____ | _____ | No-Confusing. Should Be Linked To BI-1 |
| BI-5 a Establish HCP's | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |
| BI-5 b Establish Land Ownership Transfer Program | X | Partial | Yes | _____ | _____ | No | Yes |
| BI-5 c Establish Land Conservation Easement Program | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |

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| BI-6 a Establish Monitoring Programs as Part of the Conditions of Approval for Discretionary Decisions | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |
| BI-6 b Establish Monitoring Programs Designed to Address Impacts Identified in Bio Report | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |
| BI-6 c Establish Monitoring Programs Designed to Assess Effectiveness of Mitigation Measures | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |
| BI-6 d Establish Monitoring Programs Funded by the Project Applicant | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |

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C-2: Cultural/Paleontological

Findings:

- Regional Cultural Resource Overlays not completed for most of the County
- Incremental approach to surveys and data recordation has been successful; however, there remains a significant amount of land where cultural resource sensitivity is unknown.
- Paleontologic Resource policies and programs are successful and sufficient. No changes recommended for Phase II General Plan Update

This element begins with well written definitions of archaeological, historical and paleontological resources that provide the reader with a clear understanding of what these resources are, where they can be found, and why they are scientifically important. The level of regional resource mapping that had been completed at the time of the 1989 General Plan Update (GPU) is also noted. Cultural and paleontological resources are separately discussed below.

Cultural Resources. A regional approach to cultural resources sensitivity mapping was identified as "...the most predictable, consistent and economic means of ensuring that important cultural resources are not inadvertently destroyed by development." These Cultural Resource Overlays" were to be based on information on file with the County Museum, and were intended to aid in the determination of which individual land use applications would require site-specific surveys/reports and those that would not. When the GPU was completed, regional Cultural Resource Overlay maps had been prepared for six planning areas in the County, including: Bear Valley Communities Plan; Chino Hills Specific Plan, East Valley Corridor Specific Plan, Phelan Community Plan, Twentynine Palms Community Plan, and West Valley Foothills Community Plan.

Due to the economic recession and the resulting decline in tax revenues shortly after adoption of the GPU, many of the follow-up programs identified in the GPU could not be implemented. Completion of the Cultural Resource Overlays was one of those. Instead of County-initiated regional mapping efforts, cultural resource surveys and reports have been required for all public and private projects involving disturbance of previously undisturbed ground, in accordance with the standards and guidelines set forth in this element of the General Plan, and in accordance with applicable state and federal laws, such as CEQA. As a result, the archaeological resources database maintained by the County Museum has grown substantially, and this incremental research system has become a substitute for the regional Cultural Resources Overlay system. While this incremental system has resulted in some complaints by applicants of unnecessary re-surveys of previously surveyed properties, it has accomplished the goals of the General Plan with respect to proper identification and protection of significant cultural resources.

Relative to Cultural Resources, with the above noted exception, other policies/actions included in the 1989 General Plan Update were or are being addressed.

Paleontological Resources. At the time of adoption of the GPU, the County Museum had mapped areas of known and potential paleontological sensitivity Countywide, at a scale of 1 inch = 250,000 feet. The map identified areas of known fossil occurrences that were documented by field observation and data records in the Museum files, and also areas of potential paleontologic sensitivity, based on the presence of sedimentary geologic strata conducive to fossil preservation. Collectively, this database is referred to as the Regional Paleontologic Locality Index (RPLI). The database is updated annually with information obtained by field observations and reports filed in conjunction with individual private and public development projects. All site investigations, monitoring and reporting is conducted in consultation with Museum staff to ensure conformance with the County's standard requirements. This systematic approach has been successful in expanding the Museum's RPLI and in ensuring the proper identification and preservation of important fossil resources.

All policies related to Paleontological Resources have been or are being addressed.

Recommendations:

- Conduct a cost/benefit assessment for the completion of the regional Cultural Resource Overlays.
- Change reference to Appendix K of the State CEQA Guidelines to Section 15064.5, to reflect most current guidelines.

EVALUATION CRITERIA

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| CP-1 a Cultural Resource Surveys/Reports Within Cultural Resource Overlay Areas | X | X | Yes | _____ | Yes | Yes | Yes |
| CP-1 b CEQA Standards for Mitigation Impacts | X | X | Yes | _____ | Yes | Yes | Yes |
| CP-2a Prepare cultural resource overlays for all Planning Areas That Do Not Have Such Maps | X | 1, 3 | _____ | _____ | _____ | _____ | Not unless this can be done in a cost effective way that allows for regular updating and revisions in response to new information. |
| CP-2b Prepare Cultural Resource Overlays as Part of all Future Plans for Planning Areas | X | 1, 3 | _____ | _____ | _____ | _____ | Not unless sufficient funding is available to complete a useful level of mapping. |

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identify
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| CP-3 a, b, c Surveys/Reports for Discretionary Projects in Areas Where No Cultural Resource Overlay, With Previously Undisturbed Ground | X | X | Yes | _____ | Yes | Yes | Yes |
| CP-4 a, b, c Standard Procedures for Reporting, Curation, and Site Avoidance. | X | X | Yes | Yes | Yes | Yes | Yes |
| CP-5 a-b Native American Archaeological Sites | X | X | Yes | Yes | Yes | Yes | Yes |
| CP-6 a Field Surveys in Areas of Potential, but Unknown Paleo Sensitivity | X | X | Yes | Yes | Yes | Yes | Yes |

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If “**YES**” complete all columns

- | | |
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| CP-6 b Paleontologists to Monitor Rough Grading | X | X | Yes | Yes | Yes | Yes | Yes |
| CP-6 c Recover and Place Specimens at an Institution | X | X | Yes | Yes | Yes | Yes | Yes |
| CP-6 d Report of Paleo Monitoring | X | X | Yes | Yes | Yes | Yes | Yes |

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C-3: Air Quality

Findings:

- Too many generic ideas that are difficult to apply or monitor
- Micro-management approaches make little difference and are not appropriate for General Plan policies
- Need to focus on what the County can really affect and accomplish as a governmental entity

The Air Quality management strategies contained in the General Plan correspond directly to the local government control measures identified in the regional Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD), of which the County is a member. The AQMP was a response to federal and state mandates to achieve various air quality standards by specified target dates. Local governments were required to take responsibility for 8% of the required regional reduction in emissions of reactive organic gases and oxides of nitrogen. The County's approach to its share of this responsibility was defined in an Air Quality Element that was added to the General Plan in 1991. This element was a generic set of strategies developed jointly by the County and the 15 cities within the county that lie within the South Coast Air Basin. The policy framework reflects the air pollution problems and regulatory environment of that time period, and is thus out-of-date.

This Section contains fifty-four policies/actions, and approximately one-half of the policies/actions have been implemented with little evidence of success in terms of air quality improvements that can be linked to the County's Air Quality Section. As discussed below, this is mainly because the provisions of the Air Quality section involve measures that are not capable of having a substantial effect on the generation of air pollutants. Since the Section has been ineffective and is an optional aspect of the General Plan, consideration should be given to removing this element during the next General Plan update.

There are six main policy groupings within the Air Quality Element. Each of these is discussed and evaluated below.

Government Organization, Roles and Responsibilities. This component sets forth a number of steps intended to foster intergovernmental coordination with respect to air quality planning, encouraging community participation in the implementation of the Air Quality Element, and supporting innovative regulatory and technological approaches to achieve emissions reductions. Beyond its active role in San Bernardino Association of Governments (SANBAG) with respect to traffic congestion management programs, the County has not undertaken the policies/actions set forth in this portion of the Section. This inaction was due primarily to lack of funding and human resources, and also

because of vague language that is difficult to apply in a specific way. For example, AQ-1b refers to a “project referral process,” and AQ-3 refers to inter-regional coordination efforts. What sort of project referral and regional coordination process was intended? What kind of projects would be subject to this process? What would the evaluation criteria consist of? What other agencies would need to be involved? How effective would these referral/coordination efforts be in terms of improving air quality? What influence, realistically, would the County have with respect to controlling air pollution sources in a different county? Since no implementation/monitoring program was conducted as required in AQ-2c, there was no way to ensure that the policies/actions were either carried out or dismissed due to lack of funding, impracticality, or other reasons.

The County should continue to participate in the SCAQMD’s regional air quality planning/management programs; this is the most effective way to contribute to intergovernmental coordination efforts. With respect to the topic of Governmental Organization, Roles and Responsibilities, the County’s current set of policies may not reflect the role it will want to play in coming years. The County may not want to take a proactive role with respect to organizing multi-jurisdictional planning efforts, or public education programs. The County is also very limited in what it can do with respect to development of new technologies or regulation of travel behavior, and the General Plan should be revised to eliminate policies that cannot realistically be implemented because of the County’s lack of authority, absence of governmental interest or financial ability to accomplish. Perhaps a commitment to remain active in the Southern California Association of Governments (SCAG) and the South Coast Air Quality Management District (SCAQMD) is all that is all that needs to be included in the updated General Plan.

Ground Transportation Control Measures. A variety of transportation control measures are listed to meet a goal of having a diverse and efficiently operated transportation system that generates minimum air pollution. Key strategies included eliminated vehicle trips, reduction in vehicle miles traveled (VMT), modified work schedules, establishment of high occupancy vehicle lanes, integration of congestion management planning with the air quality planning process, imposing congestion fees, expanding transit systems and services, “promoting” non-motorized forms of transportation, managing parking supply, supporting legislation that supports development of clean fuel vehicles and fees to penalize higher polluting vehicles, and investment in clean fuel vehicles as part of the County’s vehicle fleet.

The County has implemented a ride-sharing program at each of the County facilities with at least 100 employees, and this program has had success in eliminating employee vehicle trips by single-occupant vehicles. Beyond that, the rest of the ground transportation control measures have not been implemented, or have not produced any meaningful results, for various reasons. For example, County authority to impose TDM controls on private employers was revoked in the early-mid 90s, when that provision was taken out of the regional AQMP. Management of private or public parking facilities to discourage travel by single-occupant vehicles has been implemented at County facilities, where ride-

sharing participants receive preferential parking. The County does not have authority to impose any such controls on private development, or to influence use of private parking facilities through imposition of fees or regulatory restrictions. Given the generally low-density urban patterns that occur in the unincorporated areas, there are few, if any areas, where parking is so difficult to come by that establishing or raising parking fees could have a significant effect on discouraging travel by single-occupancy vehicles. Restrictions on scheduling and location of special events to reduce periods of auto congestion and associated higher exhaust emissions is an example of a small action that would do little to solve a much larger, regional air quality problem. While proper events scheduling to minimize congestion is a good idea, this control measure has such a minor effect on air pollution emissions that it does not warrant the level of importance of a General Plan policy. The same can be said of the County's limited clean fuel vehicle fleet. Telecommuting as an alternative to auto-based work travel has proven to be an ineffective approach to reducing vehicle miles traveled. Increasing numbers of people telecommute from home these days, and the establishment of special telecommunications centers is not necessary or cost effective. This strategy should be eliminated from the next update of the General Plan.

Expanding transit services, including bus and rail, is an important long-term strategy for managing congestion as well as reducing vehicular emissions. The policies developed for the General Plan do not, however, establish a clear role for the County in stimulating or directly providing such services. The words "participate with" and "coordinate with" are frequently used. These terms provide good flexibility for determining what actions the County will take, but they also makes it very difficult to assign responsibilities or to track progress towards implementing transit-oriented policies/actions. Planning for intra-regional and mainline rail service should involve something more substantial than creating development and design standards that support transit oriented development. "Promoting" expanded rail service by such means will not have much of an effect on creating the dynamics that make rail feasible. Unless adequate population densities are created, the costs to link population centers by rail will be exorbitant, and would likely require substantial public subsidies to build and maintain. It is recommended that the County reconsider and clarify its role in fostering expanded rail service in particular and transit services in general. The emphasis in this consideration should be on those ways that the County can have a meaningful influence, within its span of governmental authority, and with regard to financial limitations that inhibit its ability to directly subsidize transit services.

Imposition of congestion fees on motorists as a disincentive to auto travel during peak periods is something that the County may have no legal authority to establish. Furthermore, such fees would unfairly burden those motorists who have no choice over their work hours and cannot alter their work schedules. Any such penalty fee approaches should be eliminated from the next General Plan Update. While high occupancy vehicle (HOV) lanes do represent an incentive for people to ride-share, it is not clear that these lanes have had much of an impact on reducing vehicular emissions. Furthermore, such lanes normally occur on state or federal highways, over which the County has no control. HOV-lane policies should be removed from the General Plan.

Air Transportation Control Measures. It is not clear whether this group of policies was intended to apply only to the six airports operated by the County, or whether they were more broadly intended to apply to Ontario International Airport, as well. It appears that none of the air transportation control measures were implemented; this presumption is based on two things. One is the vague language—“adopt/urge establishment” of best available technology, centralized ground power systems and an ordinance to require air carrier operators to comply with some sort of ground transportation control measures does not signal a clear commitment to undertake any of these measures. If these policies are aimed at the County-operated airports, it is doubtful whether any of these was or is a major source of air pollution and the cost-effectiveness of these policies should be re-examined. The second reason for presuming non-implementation is that we were unsuccessful in several attempts to get a response from the County’s airport managers concerning implementation of these policies.

Land Use/Growth Management. Improvement Level and infrastructure phasing standards, as well as some of the revisions to design/development standards and project review procedures have been implemented. Other growth strategies have not or could not have been implemented. While the goal of improving the jobs/housing balance in the County would certainly help reduce VMTs and thereby reduce total vehicular emissions, the County has no land use authority over the incorporated areas in and outside of the County, where a majority of the new urban growth has occurred over the last 12+ years. The County thus has extremely limited ability to influence the regional and subregional land use patterns that have resulted in the long commutes and severe mobile emissions problems. Moreover, development phasing and location are predominantly market-driven and are probably more influenced by the availability of financial capital and land costs than any other factor. Actions involving phasing the growth of jobs and housing, or indexing residential development in housing rich areas to commercial and industrial construction are really beyond the realm of authority and may represent unwarranted intrusions into the free enterprise system. Urban limit lines, for example, have been shown to constrain housing supplies and drive up the cost of housing (Portland, Oregon experience).

Local economic development efforts, such as the reuse plan for Norton Air Force Base, have been supported by the County, as a way of attracting new employers that could provide jobs for residents of incorporated and unincorporated areas in San Bernardino County. These types of efforts should be included among the growth management strategies in the next update of the General Plan, with respect to both air quality planning and congestion management. If there is a consensus to be more proactive with respect to influencing urban form as a way to balance growth and limit VMTs, the County should evaluate new Land Use policies that directly affect the size, intensity, land use mixture and transportation linkages in master planned communities that may be proposed in unincorporated territories. Does the County want to promote “new town” development in the unincorporated areas, where a balance of jobs and housing, with transit system linkages is “built in?” Are there other Land Use policies that could be developed so that growth in unincorporated areas is complimentary to growth in nearby incorporated areas,

with respect to jobs/housing balance? Any new policies in this regard should be clear and definite with respect to desired results and should avoid the use of vague terms like “promote” and “encourage” that are difficult to interpret, and difficult to monitor for success.

Particulate Emissions. Sufficient dust control measures have been incorporated into the County’s Development Code and Building Code, and beyond those, there are a number of mandatory construction control measures that are administered by the SCAQMD. These measures and future refinements to these measures will occur in the course of standard updates to federal and state air pollution regulations. There appears to be no consensus for increasing the level of restrictions beyond current levels, in terms of County restrictions. Dust control measures do not warrant the level of priority that is normally given to General Plan policies and these should be removed from the next General Plan Update.

Energy Conservation. With the serious energy supply/distribution problems facing the State of California, energy conservation measures will continue to be important in all regions of the state, including San Bernardino County. This will be true regardless of the air quality implications. More to the point, power plant emissions are highly regulated by state and federal agencies and energy conservation can only indirectly reduce emissions from those sources. There are already state-level energy conservation standards (Title 24) for building design and mechanical systems that have been very effective in reducing energy demand. The question for the County to consider in the General Plan Update, is whether it wants to be proactive by imposing regulations that go beyond federal and state mandates, and/or by committing to the purchase of energy supplies obtained through non-polluting sources such as wind and solar. Such a proactive approach would bring with it increased responsibilities and associated human resource costs for development planning, as well as plan check, inspection and monitoring efforts. If the County were to acquire any alternative energy production facilities, there could also be increased capital expenditures.

Recommendations:

- Examine incentivizing vs. regulating private choices regarding vehicular travel, land use patterns and energy conservation to achieve air quality objectives.
- Remove Air Quality Element (optional under State law).
- Completely examine the County’s Energy Conservation program. For example, consider a commitment to rely on or expand the use of non-polluting energy sources to power County facilities and set a goal for the percentage of the vehicle fleet comprised of clean fuel vehicles.
- Examine density designations and creating sufficient population concentrations to make commuter rail viable.

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| AQ-1 a Adopt Local AQ Element | X | X | Yes | No | No | No | No-AQ Element Already Adopted |
| AQ-1 b Implement a Project Referral Process | X | 1, 2, 3, 4 | _____ | _____ | _____ | _____ | No-Impractical |
| AQ-2 a, b Integrate with Related Programs of other agencies, SANBAG's CMP | X | X | No | Yes | Yes | Yes | No-Action Statements That Do Not Provide Guidance for Decisions |
| AQ-2 c Implementation/Monitoring System | X | 1, 3 | _____ | _____ | _____ | _____ | No-No Need for Monitoring of Implementation if AQ Element is Eliminated as Recommended |
| AQ-3 Establish Communication Network, Mitigate Sources of Regional AQ Problems | X | X | Yes | _____ | Yes/No | Unknown | No-Action Statements That Do Not Provide Guidance for Decisions |

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| AQ-4 Community Participation, Public Outreach and Education | X | X Limited to County Employees Ridesharing efforts | Yes | _____ | Yes/No | No | No-Action Statements That Do Not Provide Guidance for Decisions |
| AQ-5 a, b Support Innovative Approaches | | 1, 3, 4 | _____ | _____ | _____ | _____ | No-Action Statements That Do Not Provide Guidance for Decisions |
| AQ-6 a Eliminate Vehicle Trips, Through TDM Programs | | X-County has Ride-Sharing Program for County Employees. 4, 6 No-Regulatory Authority Over Private Entities | Yes | Yes | County's TDM Program is Formally-No Other Components Were Monitored | Only County's Internal Ride-Sharing Program | No-Action Statements That Do Not Provide Guidance for Decisions |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| AQ-6 b Define and Implement Auto Limitation Procedures in Selected Areas, at Selected Times | | 4 | _____ | _____ | _____ | _____ | No-Micro-Level Approach to Macro-Level Issue |
| AQ-6 c Provide Incentives and/or Regulations to Eliminate Work Trips | | 4 | _____ | _____ | _____ | _____ | Yes/No-Keep and Expand County's Ride-Sharing Program and Incentives for Employees. No Authority to Compel Such Programs by Private Entities |

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| AQ-7 a Reduce Vehicle Miles Traveled Through:-TDM Programs | | X-County's Ride-Sharing Program, Some Support for a Couple of Telecommuting Centers. 1, 2, 3, 4, 5, 6 everything else | Yes | Unknown | County's TDM Program is Monitored-No Other Components Were Monitored | Only County's Internal Ride-Sharing Program | No- Duplicate of AQ-6 |
| AQ-7 b Reduce VMT Through Telecommunications Strategies | | 1, 2, 3, 4, 5, 6 | _____ | _____ | _____ | _____ | No-Impractical and Not Cost Effective |
| AQ-7 c Define and Implement Auto Limitations | | 3, 4 | _____ | _____ | _____ | _____ | No-Too Minor to Be Effective Or To Monitor |
| AQ-8 Reduce Peak Period Travel | | X | Yes | _____ | Yes | Yes, County's Own Program. No, for Private Employers | No-Action, Not Policy |

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| AQ-9 Establish HOV Lanes | | 4 | _____ | _____ | _____ | _____ | No-County Has no Control Over HOV Lanes on State Routes |
| AQ-10 Work within SANBAG to Integrate Congestion Management Program | | X | No | No | No/Yes | Unknown. Desired results not specified. | No-County should continue to participate in SANBAG planning |
| AQ-11 Establish Congestion Fees | | 2, 4, 6 | _____ | _____ | _____ | _____ | No-County May not Have Authority to Impose Fees, Action, Not a Policy |
| AQ-12 a Cooperate with Public Transit Providers | | X | Yes | Yes | No/Yes | Limited | Yes-Simplify |
| AQ-12 b Coordinate with Transit Providers to Increase Funding for Transit Improvements | | 1, 3 | _____ | _____ | _____ | _____ | Yes-Clarify |

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| AQ-12 c Plan for Intra-Regional Commuter and Main Line Rail Service | | 1, 3 | _____ | _____ | _____ | _____ | No-Does Not Incentivize Expansion of Rail Service |
| AQ-12 d Develop Design Standards to Promote Access to Transit Facilities | | 1, 3 | _____ | _____ | _____ | _____ | No-Development Code should be revised to include such standards |
| AQ-13 a “Influence” Expansion of Intra-Regional Rail Services | | Indirectly Through Participation in SANBAG and SCAG | Yes | Yes | No/Yes | Limited | No-Duplicates Previous Policy |
| AQ-13b Support Transit Providers in Efforts to Secure Increased Funding | | Indirectly Through SANBAG | No | Yes | No/No | No | Yes |
| AQ-13c Establishment of Regional Bus Pass | | 3 | _____ | _____ | _____ | _____ | No-Action, Not a Policy |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| AQ-14 Standards and Guidelines for Pedestrian and Bicycle Routes | | X | No | No | No/Yes | No | No-Manual Was Prepared and is Available for Use by County Planners and Development Community |
| AQ-15 Manage Parking Supply | | X-at County Facilities 4 5, 6 at Private Facilities | No | No | No | No | No-Micro-Manages Macro-Level Issue |
| AQ-16 Regional Approach to Discouraging Single-Occupancy Vehicle Trips | | 1, 3, 4 | _____ | _____ | _____ | _____ | No-Micro-Manages Macro-Level Issue |
| AQ-17 a-c Legislation to Increase Use of Cleaner Fuels in Vehicle Fleet, Impose Fees, Smog Inspection Program | | Unknown | Yes | _____ | No/Yes | No | No-State/Federal Issue |

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| AQ-18 Add Clean Fuel Vehicles to County's Vehicle Fleet | | X | Yes | _____ | Yes | Unknown | No-Keep the Program, but Remove From GP |
| AQ-19 a, b Emissions from Aircraft and Ground Service Vehicles at Airports | | 1, 3 | _____ | _____ | _____ | _____ | No-Outside County's Core Mission Areas |
| AQ-20 Centralization of Ground Power Systems at Airports | | Unknown | Yes | No | No/Yes | Unknown | No-No Guidance for Decision-Making |
| AQ-21 Ordinance to Require Transportation Management Plans for Air Carriers, to Minimize Congestion in/near Airports | | 3, 4, 6, 7 | _____ | _____ | _____ | _____ | No-No Policy Guidance |

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| AQ-22 Tie New Growth to Timely Provision of Required Infrastructure, and Keep New Growth Within Existing Urban Service Areas | | Yes, Primarily Via ILs | No | No | No | No | Yes |

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- | | |
|---|--|
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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| AQ-23 a Manage Growth Through New Development and Redevelopment Project Reviews and Actions | | X-Project Level Design and Review Criteria, Encouraging job-Generating Uses, Encouraging Transit Oriented Development (2, 4, 6, 10 Concerning Fees For Negative VMT Projects, "Indexing" Residential Development, Revising GP Land Use Designations | No | No | Yes—SCAG and SANBAG | No | No-Too Complex |
| AQ-23 b Infill and Transit Oriented Development, | | 2, 3, 6, 7 | _____ | _____ | _____ | _____ | Yes, for Urban Infill and TOD. No for Urban Limit Lines |

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- | | |
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| AQ-23 c Baldy View “CLOUT” Project | | Unknown | Yes | _____ | Unknown | Unknown | Unknown |
| AQ-23 d Jobs/Housing Improvement Strategies | | 1, 3, 7 | _____ | _____ | _____ | _____ | No-Too Vague |
| AQ-24 Design and Location of Land Uses More Sensitive to Air Pollution | | 1, 3, 5 | _____ | _____ | _____ | _____ | No-Language Unclear, Does Not Improve Planning Process |
| AQ-25 Air Quality Concerns in County’s Land Use and Transportation Planning | | X | Yes | Yes | No/Difficult, but possible. | Unknown | Yes-Reword to Policy Language |
| AQ-26 a, b, c, d Reduce Dust from Roads, Parking Lots, Construction Sites and Agricultural Lands | | X | No | _____ | No/Yes | Unknown | No-Regulations Have Already Been Adopted |

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| AQ-27 Emissions From Building Materials | | 1, 3, 4 | _____ | _____ | _____ | _____ | No-No Direction Provided |
| AQ-28 a Energy Conservation Programs in Annual Budget Process | | X-Energy Conservation Efforts at County facilities. | No | _____ | Partially, for County Efforts. No Monitoring of Private Efforts. | Unknown | Yes-Rewrite |
| AQ-28 b Energy Conservation Measures in Private Development | | X | No | _____ | No/Difficult | Unknown—. | No-Outside The County's Authority |
| AQ-29 a, b Enact Water Heater Regs | | 1, 3, 4 | _____ | _____ | _____ | _____ | No-Outside The County's Authority |
| AQ-30 Improve Recycling Efforts, per AB 939 | | X | Yes | Yes | Yes | Unknown | No-Too Minor An Impact On Air Quality |

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If **“YES”** complete all columns

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C-4: Water

Findings:

- Goals and policy framework were well conceived and remain viable
- There is a strong and growing need to increase imported water supplies and conveyance facilities
- The County's role in regional water resource management efforts are unclear
- Better planning and monitoring systems are needed

As noted in the introduction to this set of policies/actions, the biggest challenge facing the County in 1989 was in meeting the growing demands for potable water. At the time, groundwater supplies were the primary source of water throughout the County, and there were some aquifers in an overdraft condition. In the Big Bear Valley, for example, water shortages were a constraint on further growth, since there were no entitlements to State Water Project or other imported water sources. In the Mojave River watershed, groundwater basins were being overdrafted and there were no facilities available to distribute state water project supplies to relieve pressure on local groundwater resources. Lacking entitlements to Colorado River Aqueduct supplies, the County was considering construction of a 70-mile pipeline to convey water from the California Aqueduct to the communities in the South Desert area along Highway 62. Five water wholesalers deliver imported water supplies to different parts of the County's Desert, Mountain and Valley regions. A myriad of water agencies (more than 400) are responsible for water delivery and water quality to water consumers throughout the County, thus complicating any efforts to undertake a comprehensive regional approach to water resource planning and the construction, management and maintenance of distribution systems. In a number of areas, the water systems were aged and deteriorating, and leakages were wasting substantial amounts of water. Patterns of water usage and demand levels vary substantially throughout the County, requiring different planning and management approaches in the Desert, Mountain and Valley regions.

Given these water supply and distribution problems, the General Plan set forth a sound set of goals and policies/actions, with the following key elements:

- (a) Achieve a balance between groundwater basin withdrawal and replenishment
- (b) Expand imported water supplies
- (c) Reduce consumption levels and optimize existing water resources through various conservation measures, elimination of leakages, use of reclaimed water better management of surface waters, etc.
- (d) Cooperate and coordinate with other responsible governmental entities, at all levels, with respect to planning and management of water supplies, water quality and delivery systems

- (e) Base water supply and delivery system plans on water demand forecasts that correspond to the County's adopted growth forecast
- (f) Protect surface and groundwater quality with the drinking water as the highest beneficial use of available water resources
- (g) Approve new development with the understanding that it cannot proceed without adequate and reliable water supplies and conveyance systems

Approximately 70% of the 45 policies/actions were implemented, in whole or in part. Those that were not implemented were mainly measures that required use of reclaimed water or other water conservation measures that were not mandated by State law, and broad-based planning and monitoring programs pertaining to groundwater resources and Countywide water supply planning. A majority of the policies that were implemented were not directly monitored and no monitoring or tracking reports or other formal documentation was prepared to confirm progress toward or completion of the policies/actions.

With five regional water wholesalers handling imported water deliveries and more than 400 local (retail) water agencies handling direct water deliveries, the County's role in regional water resources management is ambiguous and its authority to implement measures that require participation by and cooperation with other water agencies is diluted. A rapidly expanding population, along with increasing urbanization of land uses, will increase demands on finite groundwater resources, and will also increase the need for more imported water entitlements and the facilities to deliver that water. Recently enacted Senate Bill 221 compels local agencies to obtain guarantees of adequate and reliable water supplies before approving major development projects. Requirements for water supply planning were also recently strengthened by Senate Bill 610. To comply with these laws, the County will need to develop more aggressive programs to ensure that water resource management is closely linked to land use planning and development approvals.

Recommendations:

- Clarify role in regional water resource management efforts, and develop corresponding programs to effectuate that role
- Develop and maintain program to link water supply planning to land use planning
- Develop and maintain a growth monitoring system that also tracks water demand
- Focus updated policies on those geographic areas, resources and facilities that the County has direct control over
- Develop policies and programs that are crafted for the unique characteristics and needs of the Mountains, Desert and Valley regions

EVALUATION CRITERIA

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| WA-1 a Agencies Providing Water Service Within the County | X | X | No | _____ | No | Desired Results Not Specified | No-Does Not Provide Useful Direction |
| WA-1b Local and Regional Planning | X | X | Yes | _____ | No/Impractical | Desired results not specified | Yes |
| WA-1c (i) Regional Water Resource Management Plans for Recharge of Overdrafted Groundwater Basins | X | 4 | _____ | _____ | _____ | _____ | Yes-Limit to Policy Direction |
| WA-1 c (ii) Regional Water Resource Management Plans (RWMPs) That Will Prioritize Critical Areas of Basins in Overdraft, Sole Source Basins, or Quality Degradation Problems | X | 4 | _____ | _____ | _____ | _____ | Yes-Limit to Policy Direction |

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If “**YES**” complete all columns

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| WA-1 c (iii) RWMPs That Will Maintain or Enhance Natural Water Recharge Characteristics | X | X | No | _____ | No/Yes | No | Yes-Limit to Policy Direction. |
| WA-1 c (iv) RWMPs That Will Create Recharge Areas For Overdrafted Basins Offsetting Increased Consumption Attributable to New Development | X | 10 | _____ | _____ | _____ | _____ | Yes-Limit to Policy Direction |
| WA-1 c (v) RWMPs that will Cooperate with state water contract agencies in the purchase and distribution of State Water Project Water | X | X | No | _____ | No/Yes | No | Yes-Limit to Policy Direction |

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| WA-1 c (vi) RWMPs That Will Share Information on Supply and Demand for Water and Projected Service Levels and Capacities That Can Be Utilized in Infrastructure Assessment Models | X | X | No | _____ | No/Yes | No | Yes-Limit to Policy Direction |
| WA-1d County Service Areas (CSA's), Community Service Districts (CSD's) or Other Public Agencies to Provide Water Service to the IVDA Area | X | 2 | _____ | _____ | _____ | _____ | Yes |
| WA-2 a Temporary Inter-ties Between Retail Water Systems | X | X | Yes | _____ | Informally/Yes | Unknown-Desired Results Not Specified | No-Not Outcome Oriented |

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| WA-2 b Prohibit Nonessential Water Uses During Declared Emergencies | X | X | Yes | _____ | Informally | Yes | Yes |
| WA-2 c Cease the Acceptance of Land Development Applications in the Directly Affected Water Supply Area | X | X | Yes | _____ | Informally | Yes | Yes |
| WA-3 a Development Proposals and Phased Construction of Water Production and Distribution Systems | X | X | Yes | Yes | Informally | Yes | Yes |
| WA-3 b The County DEHS to Show that Adequate and Reliable Water Supply is Verified | X | X | Yes | _____ | Yes | Yes | Yes- Delete Reference to Cooperative Agreement |

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- | | |
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| WA-3 c Cooperative Operating Agreement | X | X | Yes | _____ | Informally | Yes | Yes-Delete Reference to Cooperative Agreement |
| WA-3 d Assessment of Regional and Local Water Supply Needs and Capabilities | X | 1, 3 | _____ | _____ | _____ | _____ | Yes |
| WA-3 e Obtain Annual Reports of Large Public Water Systems | X | X | No | _____ | Informally/Yes | Yes. | No-Not outcome Oriented |
| WA-3 f Monitor Future Development to Ensure that Sufficient Local Water Supply or Alternative Imported Water Supplies Can Be Provided | X | X | Yes | _____ | Informally/Yes | No Monitoring Information Available | Yes |

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| WA-3 g Construction of New Water Supply and Distribution Facilities | X | X | Yes | _____ | Informally/Yes | Monitoring Information Not Available | Yes |
| WA-3 h Provide the Consistency of Water Supply and Distribution Facilities With the Capital Improvement Programs | X | X | No | _____ | No/No | Desired Results Not Specified | No-Too Vague |
| WA-4 a Water Reclamation Systems and the Use of Reclaimed Wastewater and Other Non-Potable Water | X | 1, 2, 3, 4 | _____ | _____ | _____ | _____ | Not Unless There is Support for Imposing Reclaimed Water Usage, and Steps are Taken to Expand Reclaimed Water Infrastructure to Serve a Broader Variety of Land Uses |

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| WA-4 b Water Conservation and Reuse Reclamation | X | 1, 2, 3 ,4 | _____ | _____ | _____ | _____ | Yes-Clarify County's Level of Commitment |
| WA-5 a New Development to Locate in Areas Already Served or Capable of Being Served by an Existing Approved Domestic Water Supply System, With Priority Given to Infill Development | X | X | Yes | Yes | No/Yes | No | Yes-Clearly Define County's Intent |
| WA-5 b Water Supply and Distribution Facilities as One of the Required Services in The Improvement Level (IL) Systems | X | X | Yes | Yes | Yes | Yes | Yes-Complete Infrastructure Overlay Maps |

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| WA-5 c Use of CSA's, CSD's or Other Water Service Providers in the IVDA Area | X | X | Yes | Yes | New Policy | No | Yes |
| WA-6 a Develop New and Strengthen Existing Conservation and Reclamation programs | X | X | No | _____ | No/Difficult | No Monitoring Information Available | Yes |
| WA-6 b Public Education Programs to Increase Consumer Awareness About the Need For and Benefits of Water Conservation | X | X | Yes | _____ | No/Not Practical | Unknown | Yes |
| WA-6 c Encourage the Cities to Develop Water Conservation Elements in Their General Plans | X | 3, 4, 5 | _____ | _____ | _____ | _____ | No-Outside of County's Realm of Control |

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| WA-6 d Drought-Resistant Water Conservation Plants to be Utilized for Landscaping in New Development in the Valley, Mountain and Desert Areas | X | 1, 3 | _____ | _____ | _____ | _____ | No |
| WA-6 e Low-Volume Flush Toilets and Low Flow plumbing Fixtures | X | X | Yes | _____ | Yes | Yes | Yes |
| WA-6 f New Development to Utilize Water Conservation Measures | X | 4, 6 | _____ | _____ | _____ | _____ | Only if this level of government authority is supported as part of the GPU |
| WA-6 g Water agencies to Use Pricing as a Conservation Tool | X | 6 | _____ | _____ | _____ | _____ | Yes |

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| WA-6 h Develop Ordinances to Regulate Non-Essential Water Use | X | X | No | _____ | No/Difficult | Yes | Yes |
| WA-6 i Landscape and Irrigation Plans Which Use Water Conserving Irrigation Systems and Landscape Design | X | 1, 3 | _____ | _____ | _____ | _____ | No-Ambiguous and Not Enforceable |
| WA-7 Industrial and Commercial Water Consumers to Offset Demand Through Recycling and Financial Contributions | X | 4, 6 | _____ | _____ | _____ | _____ | No-County May Not Have Authority to Compel Financial "Offsets" or Water Recycling. |
| WA-8 a Reasonable Water Quality Standards and Adequate Wastewater Discharge Requirements | X | X | Yes | Yes | Informally | Yes | Yes |

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| WA-8 b Safe Management of Hazardous Materials to Avoid the Pollution of Both Surface and Groundwater | X | X | Yes | Yes | Informally | Yes | Yes |
| WA-8 c Groundwater Quality Management Plans | X | X | Yes | _____ | Informally | Unknown | Yes |
| WA-8 d Regulation of Well Construction and Destruction | X | X | Yes | _____ | Yes | Yes | Yes |
| WA-8 e Development of General Sewering Plans for the Urbanizing Areas | X | X | Yes | Yes | No/Impractical | Yes | Yes |

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| WA-8 f Establish Uniform Criteria for Appropriate Sewering Options for New Development | X | X | Yes | Yes | Informally | Desired Results Not Specified | Yes |
| WA-8 g Expand Water Sampling Programs to Determine Ambient Groundwater Quality Conditions Affecting Public, Agricultural and Private Wells | X | X | Yes | _____ | Yes | Yes | Yes |
| WA-8 h Provide Input to the Lahontan, Colorado, and Santa Ana Water Quality Control Board Basin Plan | X | X | Yes | _____ | Yes | Yes | Yes |

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| WA-8 i Establish Setbacks from Ephemeral and Perennial Streams Regulating the Location of Septic Systems, Habitable Structures and Other Impervious or Potentially Polluting Uses | X | X | Yes | _____ | Yes | Yes | Yes |
| WA-8 j Water Resource Information System to Preclude Aquifer Degradation | X | 1 | _____ | _____ | _____ | _____ | Yes-Only for Aquifers Controlled by the County |
| WA-9 a Development of Additional Conveyance Facilities and Use of Groundwater Basins to Store Surplus Surface or Imported Water | X | X | Yes | _____ | Informally | Unknown | Yes |

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| WA-9 b Assist Local Distribution Systems to Interconnect with Regional and Other Local Systems | X | X | Yes | _____ | Informally/Probably impractical | Yes | Yes |
| WA-9 c Except in the IVDA Area, Develop Guidelines Discouraging the Creation of New, Small, Private Water Systems Where an Existing Large water system Can More Reliably Serve the Public Interest | X | 1, 3 | _____ | _____ | _____ | _____ | Yes-Simplify to Policy Direction Only |
| WA-9 d Development of Alternative Water Systems in Areas Experiencing Difficulty in Obtaining Timely or Economical Water Service | X | X | Yes | No | No | Yes | Yes-Clarify |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
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EVALUATION CRITERIA

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| WA-9 e Discourage New Wells Pumping One (1) Acre Foot or Less Per Year | X | 4 | _____ | _____ | _____ | _____ | No-Not Regulated by the County |

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C-5: Open Space/Recreation/Scenic

Findings:

- The volume of policies/actions is overwhelming—need to simplify
- Biological Resource Preservation policies were generally not implemented
- Design standards and planned trail descriptions are unnecessary detail to include in the General Plan
- There is a need to complete resource mapping

Apparently, the entire set of Open Space policies that now appears in the General Plan was adopted as a revision to the 1989 plan, on August 14, 1991. The more than 200 Open Space/Recreation/Scenic policies represent a very ambitious agenda for protection and preservation of the many natural resources found in the shrinking open space within the Valley region and within the vast expanses of open space within the Mountain and Desert regions. For those people who read the introduction to this section of General Plan policies, there is clear direction on how the policies are organized/categorized into nine main topics, and there is a good description of what information is contained in each of the nine sections. There is an excellent discussion of the different types of open spaces and the values and benefits associated with those resources that provides the reader with a solid understanding of the importance of open spaces with respect to quality of life. Unfortunately, this background information is easily overlooked and is somewhat offset by the tremendous volume of policies that must be scanned in order to identify and then evaluate those policies that pertain to an individual project. The sheer volume of policies is an impediment to the General Plan “user” community, including staff, decision-makers, developers, property owners, other special interest groups, and the general public.

Roughly one-third of the policies have been implemented, while the remaining two-thirds have not. Most of the policies that were not implemented involve proactive conservation of biological resources. This was due to lack of local, state and federal funding to acquire land for conservation purposes, cutbacks in staff resources needed to expand mapping and monitoring of important habitat areas, difficulties in negotiating reasonable conservation plans with the state and federal agencies who have primary jurisdiction over these resources, and shifting priorities in response to recessionary economic conditions. Policies calling for formal intra- and interagency coordination on Open Space issues were not implemented. No standing committees were created to regularly and “officially” address these policies. There is regular coordination between the Transportation, Flood Control and Regional Parks Departments concerning the use and disposition of open space land, but this occurs because the three departments are part of the same Public Works Department.

Shortly after adoption of the comprehensive 1989 General Plan Update, the regional economy went into a deep recession and the County was forced to eliminate General Fund revenues as a source for acquiring or maintaining regional parkland. Although the County supported a number of statewide legislative efforts to raise funding for parkland acquisition, no new parkland has been added to the regional park system since the last General Plan was adopted. The County has not adopted development fees as a parkland funding mechanism, even though the Development Code contains enabling language to do that. Consequently, the activities of the Regional Parks Department have been limited to maintenance and repair of existing County parks.

Detailed design standards for trails and trail signage occupy several pages within this set of policies. It is not clear why these standards are part of the General Plan, since they provide no policy direction with respect to how to make appropriate choices when faced with decisions on what to do with open space resources. These type of standards are very similar to roadway design specifications, drainage structure specifications, etc. that are developed, monitored, updated, and revised by the responsible County agency. As General Plan policies, even slight modifications to a trail or sign standard would, theoretically, require a General Plan Amendment. That is an extraordinary and unnecessary level of attention by the County's policy makers, when compared to the many other, larger challenges facing the County.

A lengthy description of the planned regional trail segments to be added to the regional trails system is presented. This list clearly indicates the County's top priorities for building the regional trails network, but lacks the contextual aspect that would be achieved with corresponding maps showing the overall trail plan. The value of this textual information as a policy framework is not clear; this would certainly be a necessary component of a master plan of parks adopted and administered outside of the General Plan.

Section 3 defines, in detail, an evaluation process to follow when making decisions to acquire or use open space. The process is described well, and includes flowcharts that illustrate the valuing processes to be applied to decisions involving agricultural, recreational, and trails lands. As noted in Section 3B, "This may include decisions to approve or deny a private or public project, to place restrictions on the use of the land, or to purchase the site for use as permanent open space." The flowcharts are difficult to interpret and are thus impractical as analytical tools. Open Space values are addressed on a project-by-project basis, but the guidelines and evaluation methods described in this section have not been formally implemented by County staff with respect to private or public land use decisions.

Recommendations:

- Simplify, consolidate and reduce the total number of policies

- Recreational trails and sign standards should be removed from the General Plan and given the same status as roadway design specifications
- Remove Section 3. Open Space Valuing System in its entirety. This could be utilized by the agencies within the Public Works Department as guidelines in the acquisition, maintenance, use, and disposal of County-owned open space lands
- Remove the listing and descriptions of the proposed regional trail segments. This can be more effectively addressed through a comprehensive update to the County's regional parks master plan that is adopted and administered separately from the General Plan
- Create current and updatable electronic maps to illustrate the major open space resource areas targeted for protection and public use

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-1 a Utilize Appropriate Land Use Categories on the Land Use Maps to Provide for uses Which Respect Open Space Values | X | X | Yes | Yes | Yes | Yes | Yes |
| OR-1 b Develop and Apply Development Policies/Standards to Support Retention of Open Space Lands | X | X | Yes | Yes | Yes | Unknown | Yes |
| OR-1 c Utilize the Hazard and Resources Overlay Maps to Identify Areas Suitable or Required for Retention as Open Space | X | 1, 3 | Yes | Yes | Yes | No | Yes |

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If “**YES**” complete all columns

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| OR-1 d Apply the Standards Shown When Assessing Potential Multiple Uses of Open Space Lands | X | 3 | _____ | _____ | _____ | _____ | Yes |
| OR-1 e Public and Quasi-Public Domain be Considered First for Open Space | X | 3, 5, 6 | _____ | _____ | _____ | _____ | No-Too rigid |
| OR-2 Acquire and Develop Public Open Space Through the Establishment of a Long-Term Funding Source for Land Purchase/Lease and Open Space Operations | X | 1, 2, 7 | _____ | _____ | _____ | _____ | No-Goal, Not Policy |

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| OR-3 a Seek Approval of State Enabling Legislation to Provide the Ability to Establish Regional Park or Open Space District | X | X | Yes | _____ | Yes | Yes | No-Has Been Accomplished |
| OR-3 b Seek to Implement a Variety of Funding Strategies | X | 1, 2 | _____ | _____ | _____ | _____ | No-Provides no Direction, Really an Implementation Strategy |
| OR-3 c Utilize Special Assessment Districts, Joint Assessment Districts, and Mello-Roos Community Facilities Districts, Where Appropriate, to Finance the Acquisition and Maintenance of Public Open Space Lands and Trails. | X | X | Yes | _____ | No/No | No | No-Not Clear Whether Action is Legal |

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| OR-3 d Prepare a Report Outlining the Economic Effects of Open Space | X | 1, 3 | _____ | _____ | _____ | _____ | No-Too Specific for General Plan |
| OR-3 e Park Bond Issue or Special Bond Issues to Help Fund Acquisition, Development, and Ongoing Maintenance of Open Space | X | X | Yes | _____ | No/Yes | No | No-Is A Good Strategy to Continue, But Too Specific For the General Plan |
| OR-3 f Actively Seek Gifts and Donations of Open Space Lands and Trail Rights-of-Way or Easements | X | 3 | _____ | _____ | _____ | _____ | No-Is A Good Strategy to Continue, But Too Specific For the General Plan |

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| OR-3 g Seek State, Federal, and Private Grants for the Purpose of Financing Open Space and Trail Acquisition, Construction, and Operation | X | X | Yes | _____ | No/Yes | Partially | Yes |
| OR-3 h Use General Funds, User Fees, Proceeds From Concession Operations, and Other sources to Finance Open Space and Trail Acquisition, Construction, and Operation | X | X | Yes | _____ | Yes | Partially | Yes |
| OR-3 i Seek Joint Powers Agreements and Coordination with Other Jurisdictions' Plans | X | X | Yes | _____ | No/Yes | Yes | Yes |

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| OR-3 j Include Open Space and Trail Acquisition and Development in Capital Improvement Programs | X | 1 | _____ | _____ | _____ | _____ | Yes |
| OR-4 Form a Cooperating Committee to address countywide open space issues | X | 1, 3 | _____ | _____ | _____ | _____ | Yes-Not as Part of Updated GP Policy Framework But as Part of Implementation Programs |
| OR-5 Establish and Actively Participate in a Regional Interagency Open Space Committee | | 1, 3 | _____ | _____ | _____ | _____ | No-Cooperation of Other Agencies Not Guaranteed. Should Continue, But Not At General Plan Level |

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| OR-6 a Implement and Monitor the Acquisition and Disposal of All County-Owned or Controlled Real Property to Evaluate the Value of Surplus Lands for Open Space Uses and Ensure That All Actions Are Consistent With the Countywide Open Space Plan | | X (Only Within the Public Works Agency) | No | _____ | No/Yes | Unknown | Yes-Clarify Responsibilities |
| OR-6 b Adopt Policies Which State That the County General Plan is the Guiding Policy and Planning Document for All Agencies Within County Government | | 3, 7 | _____ | _____ | _____ | _____ | No-Restates Existing Law |

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| OR-7 a Provide Equestrian, Bicycling, and Pedestrian Staging Areas Consistent with the Master Plan of Regional Trails | | X | Yes | _____ | No/Yes | To a Small Extent | Yes |
| OR-7 b Provide a Regional Trail System | | 7 | _____ | _____ | _____ | _____ | Yes-State as a Goal, Not a Policy |
| OR-7 c Adopt and Implement the Trail Standards Shown in this Section | | X | Yes | _____ | Yes | Yes | No-Include This in Separate Design Manual |
| OR-7 d Locate Trail Routes to Highlight the County's Recreational and Educational Experiences | | X | Yes | _____ | No/Yes | No | Yes |

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| OR-7 e Work with Local, State and Federal Agencies, Interest Groups and Private Landowners, in an Effort to Promote an Interconnecting Regional Trail System; and to Secure Trail Access through Purchase, Easements or by Other Means | | X | Yes | _____ | No/Yes | No | Yes |
| OR-7 f Use Lands Already in Public Ownership or Proposed for Public Acquisition for trails Wherever possible, in Preference to Private Property | | X | Yes | _____ | Yes | Yes-to a Minor Extent | Yes |

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| OR-7 g Where Possible, Locate Trail Easements within County-Required Easements for Private Roads | | 4, 6 | _____ | _____ | _____ | _____ | No-Conflicts With Definition of "Private" Streets |
| OR-7 h Encourage the Dedication or Offers of Dedication of Trail Easements Where appropriate for Establishing a Planned Trails System Alignment, or Where an Established Trail is Jeopardized by Impending Development or Subdivision Activity | | X | No | _____ | Not Formally/Yes | Unknown | Yes |

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- | | |
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| OR-7 i Do Not Develop or Open Trails to Public Use Until a Public Agency or Private Organization Agrees Responsibility for Their Maintenance | | X | Yes | _____ | Not Formally/Not Necessary | Desired Results Not Specified. | Yes |
| OR-7 j Maintain Up-to-Date Mapping of all Existing and Proposed Dedicated Public Trails and/or Easements. Ensure That New Development Does not Conflict With These Trail Segments | | 1 | _____ | _____ | _____ | _____ | Yes-Trails Mapping Should Be Completed, But Not Necessarily on the Resource Overlay Maps |

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| OR-7 k Provide Bicycle and Pedestrian Trails Along Major Home-Work and Other Travel Routes, Where Appropriate | | 3, 4, 5 | _____ | _____ | _____ | _____ | No-Commute Corridors are Usually Poor Choices for a Recreational Experience |
| OR-7 l Link Local Equestrian Trail and Hiking Paths with Other Regional Trails or Routes | | 1, 2, 3 | _____ | _____ | _____ | _____ | Yes |
| OR-7 m Use Active and Abandoned Road, Utility, and Railroad Rights-of-Way for Non-Vehicular Circulation in New Development | | 10 | _____ | _____ | _____ | _____ | Yes-Make Recreational Purpose(s) Clear |

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| OR-7 n Require Proposed Development Adjacent to Trail Systems to Dedicate Land for Trailhead Access Points. Existing Right-of-Way and Surplus Public Properties Should be Utilized For These Staging Areas Whenever Possible | | X | Yes | _____ | No/Yes | Unknown | Yes |
| OR-8 a Establish the Trails System for Pedestrian, Equestrian and Bicycling Uses Only. All Motorized Vehicles Shall be Prohibited From Using the Trail System | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |

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EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-8 b Incorporate All Compatible Multiple Uses on a Single Trail | | Yes and No-Multiple Use Trails Provided, But Parallel Routes Not | Yes | _____ | Yes-Informally | Yes-Multiple Use Trails. No-Parallel Routes | No-Include in Separate Design Manual |
| OR-8 c Access Should be Provided to the Maximum Extent Feasible to Trail Users of All Abilities and All Ages, Including the Physically and Visually Disabled | | X | Yes | _____ | Yes-Informally | Unknown | No-Include in Separate Design Manual |
| OR-8 d Where Feasible, Convenient and Efficient, Transit Should Be Provided to Enable Trail Users to Gain Access to the Trail System | | 7 | _____ | _____ | _____ | _____ | No-Trail System Does Not Offer an Alternative to Vehicular Transportation; it is Simply a Recreational Experience |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action. 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
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| OR-8 e Trails Along River and Stream Corridors Shall be Sited and Designed to Avoid Impacts to the Riparian Vegetation, Wildlife and Water Quality | | X | Yes | _____ | Yes-Informally | Unknown | No-Include in Separate Design Manual |
| OR-8 f Design/Develop Trails in Harmony with Natural Environment, and to Ensure Public Safety | | X | Yes | _____ | No/Yes | Unknown | No-Include in Separate Design Manual |
| OR-8 g Consider the Opportunities and Constraints of Other Current Land in Trail Alignment, Design and Uses | | X | Yes | _____ | Yes-Informally | Yes | No-Include in Separate Design Manual |

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| OR-8 h Include Necessary Support Facilities, in the Trail System, Using Existing Parking Lots and other Staging Areas Where Possible | | To A Small Extent | Yes | _____ | Yes-Informally | Unknown | No-Include in Separate Design Manual |
| OR-8 i Locate Trailheads to be Apparent to the Public and Situated to Facilitate Supervision | | X | Yes | _____ | Yes-Informally | Yes | No-Include in Separate Design Manual |
| OR-8 j Begin Acquisition of Trail Easements or Rights-of-Way After a Trail Route Plan has Been Adopted | | X | Yes | _____ | No/Yes | Unknown | Yes |

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| OR-8 k Encourage the Use of Volunteers and Volunteer Organizations to Assist in Development, Operations, Maintenance and Education Activities Related to Trails | | X | Yes | _____ | No/No | No | No-Implementation or Operations Strategy |
| OR-8 l Provide for Two General Levels of Trail Use: Low Use, Urban | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |
| OR-8 m Where Feasible, Trail Crossings Shall be Separated from Roadways. Where Separated Crossings are Not Feasible, Trail Crossings Shall be Designed to Occur at Controlled Intersections | | X | Yes | _____ | No/Yes | Yes | No-Include in Separate Design Manual |

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| OR-9 a Maximum Accessibility Standards shall Be Mandatory in Urban Areas and Desired Elsewhere | | 8 OR 9 b-d | _____ | _____ | _____ | _____ | No-Include In Separate Design Manual |
| OR-9 b Trail Right-of-Way of 50 to 100' is Most Desirable... | | 1, 3, 5, 6, 7 | _____ | _____ | _____ | _____ | No-Include in Separate Design Manual |
| OR-9 c Trails in Developed Areas Should Have a Setback of 5' From an Existing or Future Curb Face and the Edge of Paved or Unpaved Shoulders | | X | Yes | No | Yes-Informally | Unknown | No-Include in Separate Design Manual |

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| OR-9 d Narrow Equestrian/Hiking Trails (less than 6 feet wide) With Steep Side Slopes (Greater Than 30%) Must Have Passing Areas at Regular Intervals to Allow Hikers and Other Equestrians to Pass | | 1 | Yes | _____ | Yes-Informally | No | No-Include in Separate Design Manual |
| OR-10 a Standards For Trail Signage Include a Consistent Style, Including a Unified Logo or Other Identification, Shall be Developed for the Regional Trails System | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |

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| OR-10 b Signage on Trails Shall be Constructed of Vandal-resistant Materials Which are Either Natural or Replicate Natural Materials | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |
| OR-10 c The Use of Symbols on Signage Shall be Encouraged | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |
| OR-10 d The Use of Extensive "NO" Signing is Discouraged; Signage Should Emphasize Permitted Activities | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |
| OR-10 e The Number of Signs on a Trail Should Reflect Trail Usage | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |

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| OR-10 f Provide Various Types of Signs, as Specified | | X | Yes | _____ | Yes | Yes | No-Include in Separate Design Manual |
| OR-11 a “Multiple Uses” on County Regional Trails in Urban Areas May Include Bicycling and Hiking. In Natural or Low-use Areas, Multiple Use May Include Any Combination of Bicycling, Hiking, or Equestrian Uses | | X | Yes | _____ | Yes | Yes | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |
| OR-11 b A Separate Bicycle Trail is Desirable Parallel to a Hiking/Equestrian trail | | 1, 5, 6 | _____ | _____ | _____ | _____ | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |

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| OR-11 c A 6' Buffer Should be Maintained Between Bike Trails and Equestrian/Hiking Trails | | 1, 5, 6 | _____ | _____ | _____ | _____ | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |
| OR-11 d A Multiple-Use Trail Where Bicycle Use is Permitted Should Maintain a 200 foot Line-of-Sight Throughout the Length of the trail | | 1, 5, 6 | _____ | _____ | _____ | _____ | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |
| OR-11 e Bicycles Shall Not be Permitted on Hiking and Equestrian Trails for Safety Reasons, Except Where a Separate Alignment is Not Possible | | 7 | _____ | _____ | _____ | _____ | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |

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| OR-11 f Hierarchy of Users | | 7 | _____ | _____ | _____ | _____ | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |
| OR-12 a Accompany the Trail Design Standards with User Education | | X | Yes | _____ | No | Yes | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |
| OR-12 b Temporary Closures | | X | Yes | _____ | Yes | Yes | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |
| OR-12 c Seek to Promote Adherence to Code of Off-Road Bicycling Responsibility | | 3,7 | _____ | _____ | _____ | _____ | No-Trail Use Design Regulations are Operational Rules, Not Appropriate for General Plan |

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| OR-13 a Establish an Education Program to Communicate to the Community an Understanding of the Trail System's Goals and Objectives and to Convey Aspects of Trail Use | | 1,3 | _____ | _____ | _____ | _____ | Yes |
| OR-13 b Establish an Education Program to Acquaint Potential Trail Users with Safety Considerations, Especially for Bicycle Routes, and on the Rules and Regulations Which Apply When Using Specific Trail Segments | | 1,3 | _____ | _____ | _____ | _____ | Yes |

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| OR-14 a Develop a Management Program to Monitor Trails Throughout the Trails System | | 1,3 | _____ | _____ | _____ | _____ | No-Part of a Management Program that Should be Handled Administratively, not Through the General Plan |
| OR-14 b Monitor Public Use of the Trail System on a Regular Basis | | 1,3 | _____ | _____ | _____ | _____ | No-Part of a Management Program that Should be Handled Administratively, not Through the General Plan |

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| OR-14 c Vigorously Enforce Trail Regulations as a Means of Controlling Trail Use | | 1 No* | _____ | _____ | _____ | _____ | No-Part of a Management Program that Should be Handled Administratively, not Through the General Plan |
| OR-14 d Develop a Program to Enlist Volunteers and Volunteer Organizations in Trail Development, Operations, and Maintenance and Education Activities Related to Trails | | 1 Efforts are Underway at Present | _____ | _____ | _____ | _____ | No-Part of a Management Program that Should be Handled Administratively, not Through the General Plan |

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| OR-15 Target "Policy Zones" and "Wildlife Corridors" for Actions to Support Preservation of Natural Features and Habitat | | 6 | _____ | _____ | _____ | _____ | Yes-As Part of a Revised Habitat Conservation Strategy Where Such Areas Can be Targeted |
| OR-16 a Limit Access to Open Space | | 3, 6 | _____ | _____ | _____ | _____ | Yes-As Part of a Revised Habitat Conservation Strategy |
| OR-16 b Limit Construction of Roads into or Across Natural Open Space Areas | | 3, 6 | _____ | _____ | _____ | _____ | Yes-As Part of a Revised Habitat Conservation Strategy |
| OR-17 Establish a Publicly Owned Open Space System | | 1, 2, 7 | _____ | _____ | _____ | _____ | No-This Open Space Policy Should be Carried Forward as Part of the MSHCP |

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| OR-18 a Private Lands Which Exhibit Unique Features Shall Maintain Those Features | | 1, 2, 7 | _____ | _____ | _____ | _____ | No-These Open Space Policies Should be Carried Both as Part of an Integrated Natural Resources Program as Linked to the County's Open Space Program |
| OR-18 b Donation or Exchange of Lands with Sensitive Biota Resources to Non-Profit Environmental Organizations or Responsible Agencies | | 1, 2, 7 | _____ | _____ | _____ | _____ | No-These Open Space Policies Should be Carried Both as Part of an Integrated Natural Resources Program as Linked to the County's Open Space Program |
| OR-18 c Common-Interest Planned Developments | | 1, 2, 7 | _____ | _____ | _____ | _____ | No-These Open Space Policies Should be Carried Both as Part of an Integrated Natural Resources Program as Linked to the County's Open Space Program |

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| OR-18 d Direct Growth Away from Areas Containing Fragile or Erosion-Prone Soils | | Yes | No* | | | | | No-These Open Space Policies Should be Carried Both as Part of an Integrated Natural Resources Program as Linked to the County's Open Space Program |

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| OR-19 “Habitat Banking” | | 7 | _____ | _____ | _____ | _____ | No-Open Space for Conservation Value Should to be Included in a MSHCP or Integrated Natural Resources Management Program if Possible and Cross-Referenced to the Open Space Program. During Phase II the County Must Carefully Weigh Whether to Establish a Mitigation Land Bank as Part of Developing an Integrated Natural Resources Management Program or MSHCP. |

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| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-20 Total Habitat Value | | 1, 2 | _____ | _____ | _____ | _____ | No-This Open Space Policy Should be Carried Forward as Part of the MSHCP, Only if Integrated into an Integrated Program for Natural Resources Management |
| OR-21 a Open Space Areas Set Aside Within Individual Developments to be Contiguous to Natural Areas Adjacent to the Site | | 1, 2, 3 | _____ | _____ | _____ | _____ | No-These Open Space Policies Should be Carried Forward as Part of the MSHCP |
| OR 21 b Use Open Space Corridors to Link Natural Areas. | | 1, 2, 3 | _____ | _____ | _____ | _____ | No-Should be Linked Under an Integrated Natural Resources Management Program or MSHCP if Carried Forward |

* If **“NO”** list reason from choice below and skip to last column
If **“YES”** complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

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| OR-21 c Re-establish Important Wildlife Corridors | | 1, 2, 3 | _____ | _____ | _____ | _____ | No-Should be Linked Under an Integrated Natural Resources Management Program or MSHCP if Carried Forward |
| OR-21 d Consider Design, Construction and Maintenance Techniques in the County Flood Control District System | | 1, 2, 3 | _____ | _____ | _____ | _____ | No-Should be Linked Under an Integrated Natural Resources Management Program or MSHCP if Carried Forward |
| OR-22 a Ensure Appropriate Setbacks From Riparian Corridors, Min. 50' from Mean Annual Flow for All Intermittent Streams | | 4, 6 | _____ | _____ | _____ | _____ | No-Should be Linked Under an Integrated Natural Resources Management Program or MSHCP if Carried Forward |

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| OR-22 b Ensure Appropriate Setbacks From Riparian Corridors, Min. 100' From Edge of Mean Flow For all Perennial Creeks and Streams | | 4, 6 | _____ | _____ | _____ | _____ | No-Should be Linked Under an Integrated Natural Resources Management Program or MSHCP if Carried Forward |
| OR-22 c Provide Corridor Widths Sufficient to Maintain Wildlife use, for All Larger Riparian Areas | | 4, 6 | _____ | _____ | _____ | _____ | No-Should be Linked Under an Integrated Natural Resources Management Program or MSHCP if Carried Forward |
| OR-23 Monitor and Evaluate Success of Riparian Setbacks, and Make Adjustments to Setback Criteria, if Necessary | | 3, 4, 6 | _____ | _____ | _____ | _____ | No-Should be Linked Under an Integrated Natural Resources Management Program or MSHCP if Carried Forward |

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| OR-24 a Protect and Conserve Rare or Endangered Flora and Fauna with Limited or Specialized Habitats as Well as Common Habitats | | Yes | Yes | _____ | Policy is Monitored by USFWS | Partially | No-Policy Meets Legal Requirements but Should be Integrated into a Comprehensive Natural Resources Management Program |
| OR-24 b No Net Loss of Existing Wetland Areas | | 1, 2, 3 | _____ | _____ | _____ | _____ | No-Policy Meets Legal Requirements but Should be Integrated into a Comprehensive Natural Resources Management Program |
| OR-24 c Require all County Agencies to Demonstrate That Their Projects Meet the Overall Biotic Resource and Open Space Policies | | 1, 2, 3 | _____ | _____ | _____ | _____ | No-Previous Policies and/or an Integrated Natural Resources Plan will Cover this Policy |

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| OR-24 d Provide Protection and Management to Maintain Habitat Values | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | No-Previous Policies and/or an Integrated Natural Resources Plan will Cover this Policy |
| OR-24 e Provide Adequate Protection for Natural Areas in Areas Containing Known or Potential Biotic Resources or Designated on the Resource Overlay | | 1, 3, 7 | _____ | _____ | _____ | _____ | No-Previous Policies and/or an Integrated Natural Resources Plan will Cover this Policy |
| OR-25 a Reduce “Checkerboard” Ownership | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | No-Only if Part of a Larger MSHCP Program |
| OR-25 b Private Land Uses Which are Surrounded by Public Lands | | 1, 3, 7 | _____ | _____ | _____ | _____ | No-Only if Part of a Larger MSHCP Program |

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| OR-26 Funding for the Regional Open Space/Trails System for Use in the Consolidation of Public Landholdings Within the National Forest | | 1, 3, 7 | _____ | _____ | _____ | _____ | No-This Open Space Policy Should be Carried Forward as Part of the MSHCP and the County's Open Space/Trails System Program |
| OR-27 Review and Adjust Land Use Designations and Development Controls, Where needed, to Protect the Visual and Natural Qualities of Buffer Areas Within 10 Miles of Any State or Federally Designated Scenic Area, National Monument, or Similar Area | | 1, 3 | _____ | _____ | _____ | _____ | Yes-Revise-Set Controls as Part of Comprehensive Planning for Each Area, or Evaluate/Restrict Individual Projects that are Within the Same Viewshed |

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| OR-28 Support Land Use and Landscape Strategies and Standards that Protect Wildlife Habitats and Important Vegetation | | 1, 7 | _____ | _____ | _____ | _____ | No-Too Generic |
| OR-29 Encourage Use of Conservation Practices in the Management of Grading, Replacement of Ground Cover, Protection of Soils, Natural Drainage and the Protection and Replacement of Indigenous Trees | | 1, 2, 3, 7 | _____ | _____ | _____ | No | No-Too Generic |

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| OR-30 The County Shall Permit Development Proposed Within Canyons with Riparian or Water-related Corridors Only After a Site-Specific Investigation is Conducted | | 1, 3, 7 | _____ | _____ | _____ | _____ | Yes-An Integrated Natural Resources Management Program Could also Cover this Issue |
| OR-31 Discourage Single Family Residential Development Proposed Within Canyons with Riparian Corridors | | 1, 3, 7 | _____ | _____ | _____ | _____ | Yes-An Integrated Natural Resources Management Program Could also Cover this Issue |
| OR-32 a Removal of Mature Vegetation Found within Riparian Corridors | | 1, 3, 7 | _____ | _____ | _____ | _____ | Yes-An Integrated Natural Resources Management Program Could also Cover this Issue |

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| OR-32 b Landscaping Materials in Canyon Areas | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | Yes-An Integrated Natural Resources Management Program Could also Cover this Issue |
| OR-32 c Project Designs that Provide Visual Link with the Surrounding Environment | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | Yes-An Integrated Natural Resources Management Program Could also Cover this Issue |
| OR-32 d Use of the Cluster Development Concept, Large Lot Districts, and Open Space and Drainage Easement to Protect Streambeds, Vegetation, Soils and Wildlife | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | No-This Open Space Policy Should be Carried Forward as Part of the MSHCP |

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| OR-33 The County Shall Make Available Information on the General Tax Advantages of Donating Land to Nonprofit Organizations | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | No-Not as a Stand-Alone Policy. Concepts Could be Integrated in a Natural Resources Management Program if Needed |
| OR-34 Because Hot Springs Are a Natural Resource of Special Value Due to Their Limited Extent, the County Shall Seek to Protect all Existing Hot Springs by Placing These Features in Permanent Open Space Areas | | 1, 6 | _____ | _____ | _____ | _____ | No-County Does Not Have the Authority to Impose These Restrictions on Private Landowners |

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| OR-35 Support the Establishment of "Urban Open Space Areas" and Shall Seek to Develop or Retain These Areas Through Cooperation with Local Cities | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | Yes |

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| OR-36 Because Sand Dunes, Particularly Those in the Vicinity of Slover Mountain, Have Special Value as Habitat and Scenic Resources, and Because Dunes can be Damaged or Destroyed by Development, the County Shall Seek to Retain These Features as Open Space to Provide Habitat for Special Endemic to Dunes | | Yes | No* | 3, 4, 6 _____ | _____ | _____ | _____ | No-Most of the Dunes are in the City of Colton |

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- | | |
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| OR-37 a Seek to Retain All Existing Lava flows in Their Existing Condition as Natural Open Space. Where Lava Flows are Located on Federal Lands, the County Shall Encourage the Bureau of Land Management or Other Responsibility to Preserve These Features | | X | Yes | _____ | Yes | Yes | Yes-Revise to Remove "Encourage BLM" |

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| OR-37 b Seek to Retain All Existing Cinder Cones in Their Existing Condition as Natural Open Space. Where Cinder Cones are Located on Federal Lands, the County Shall encourage the Bureau of Land Management or Other Responsible Agency to Preserve These Features | | X | Yes | _____ | Yes | Yes | Yes-Revise to Remove "Encourage BLM" |
| OR-37 c Seek to Retain all Existing Dry Lakes and Playas in Their Existing Condition as Natural Open Space | | 3 | _____ | _____ | _____ | _____ | Yes-Remove "Encourage" |

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| OR-38 a Habitat "Land Banks" | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | No-Land Banking Should be Covered Under a County Natural Resources Program, Not an Open Space program |
| OR-38 b Identify Public Lands Available for Acquisition or Exchange | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | No-Land Banking Should be Covered Under a County Natural Resources Program, Not an Open Space program |
| OR-39 Mineral Extraction Should be Encouraged Where Significant Mineral Deposits exist and When Found to be Compatible With Adjacent Uses | | 3, 5, 6 | _____ | _____ | _____ | _____ | No-Too Vague |

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| OR-40 The County Shall Encourage Mixed use Between Sand and Gravel Extraction and Flood Control District Projects, Except Where Mining Would Destroy Desirable Open Space Attributes | | 6 | _____ | _____ | _____ | _____ | No-Conflicts with Current County Policy |
| OR-41 Open Space Uses Shall be Considered in Surface Mining Reclamation Plans | | X | Yes | No | Yes Development Code | Unknown | Yes |
| OR-42 Soils Should be Protected and Restored by Developing a Plan of Native Plantings Designed to Promote the Restoration of Soil in Present Rocky Flood Plain Areas | | 3, 5 | _____ | _____ | _____ | _____ | No-Not Clear, Level Of Micro-Management Not Appropriate For General Plan |

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| OR-43 a The County Shall Support the Use Williamson Act Preserves and Contracts to Preserve Agricultural Lands | | X | Yes | Yes | Yes | No | Yes |
| OR-43 b Designate Those Areas Containing Productive Agricultural Uses with a land Use District Permitting That Use | | X | Yes | Yes | Yes | Desired results not specified | No-If Objective Is To Preserve Agricultural Uses, A More Restrictive Land Use Designation Would Be Required |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-43 c In Land Use Decisions, the County Shall Permit Only Those Use Types Within Agricultural Areas That Will Contribute to the Economic Viability of the Primary Agriculture Use While Not Detracting From or Competing With It | | 3, 5, 6 | _____ | _____ | _____ | _____ | No-Only if County Decides to Take a Position with Respect to Maintaining Existing, Commercially Viable Agricultural Operations. |
| OR-43 d The County Shall Seek to Protect the Supply of Water for Agriculture by Restricting or Excluding Agricultural Uses Which Have a High Rate of Water Consumption in Overdrafted Area | | 2, 3, 10 | _____ | _____ | _____ | _____ | No-Water Supply Issues Need To Be Examined More Comprehensively |

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If “**YES**” complete all columns

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5. Lack of continued relevance and/or obsolete
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10. Unknown

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| OR-44 a On Open Space Lands Maintained by the County, Grazing May be Considered as Part of an Overall Management Strategy Where This use is Consistent With The Purpose of the Open Space Lands | | 5 | _____ | _____ | _____ | _____ | Yes |
| OR-44 b Seek to Limit Grazing on Public Lands to Those Areas Which Can Support this Use | | X | Yes | No | Yes-Informally | Desired results not specified | Yes |
| OR-45 a Implement Policies Contained in the Regional Parks Strategic Master Plan | | 1, 2 | _____ | _____ | _____ | _____ | No-Need Updated Strategic Plan For Regional Parks |

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| OR-45 b Require New Development Within the County to provide Regional Recreation Facilities Via Development Fees | | 4, 10 | _____ | _____ | _____ | _____ | Revisit During Development of Phase II |
| OR-45 c Strive to Achieve a Standard of 14 1/2 Acres of Undeveloped Lands and/or Trails Per Thousand Population and, 2 1/2 acres of Developed Regional Park Land Per Thousand Population | | 1, 2 | _____ | _____ | _____ | _____ | Yes |
| OR-45 d Identify Future Sites Suitable for Siting New Regional Park Land as Part of the Ongoing Capital Improvement Program | | 1, 2, 3 | _____ | _____ | _____ | _____ | Yes |

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| OR-45 e Require the Dedication of Lands which Exhibit Natural Features Worthy of Regional Park Land Status When Recommended by the Regional Parks Department and Approved by the Board of Supervisors | | 4 | _____ | _____ | _____ | _____ | Yes-Revise to Include Protection of Other Land Use Rights to Avoid "Taking" |
| OR-45 f Assure that the Variety of Recreational Experiences at Regional Park Sites Meets the Needs of the Region | | 1, 7 | _____ | _____ | _____ | _____ | Yes-Restate as Goal, Not Action |
| OR-45 g Seek the Conjunctive Use of Public Lands for Regional Park Experiences | | X | Yes | No | Yes | To Some Extent. | Yes |

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| OR-45 h Utilize Public Funding Mechanisms Wherever Possible to Protect and Acquire Regional Park Lands | | X | Yes | _____ | Yes-Informally | No | Yes |
| OR-45 i Cooperate With the County Transportation/Flood Control Department in Establishing a Viable Regional Trail System Within the County | | X | No | No | Yes-Informally | Some Progress Made | Yes-Clarify |
| OR-45 j Minimize the Disposal of County Lands Until it is Assured That These Lands Would Not Serve to Enhance the Regional Parks Department Goals for Park and Trail Systems and Other Open Space Purposes | | X | No. | No | Yes,-Informally | Need Research on Past Practices of Disposing of County-Owned Lands | Yes-Simplify |

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- | | |
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| OR-45 k Coordinate With the Federal and State Agencies Regarding Opportunities for Leasing Public Lands for Regional park, Open Space, and Trail Purposes | | X | Yes | _____ | Yes,-Informally | Desired Results Not Clear. | Yes |
| OR-46 a New Residential Development Shall be Responsible for Providing Local Park and Recreation Facilities at a Rate of Not Less Than 3 Acres Per Thousand Population | | 3, 10 | _____ | _____ | _____ | _____ | Yes |
| OR-46 b Implement the Quimby Act (Gov. Code Section 66477) Through the Subdivision Process | | 3, 10 | _____ | _____ | _____ | _____ | No-Implementation or Action, Not a Policy. |

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| OR-46 c Areas in New Development Proposals Which Are Not Suitable For Habitable Structures Shall be Offered For Recreation, Other Open Space Uses, Trails, and Scenic Uses | | 4, 6 | _____ | _____ | _____ | _____ | Yes |
| OR-46 d Recreational Opportunities Provided by New Development Shall Not Encourage or Induce Trespass on Adjacent Private Lands | | 7 | _____ | _____ | _____ | _____ | No-Cannot Guarantee This Will Occur |

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| OR-46 e In Addition to Parkland to Meet the 3 Acres Per 1,000 Local Park Standard, Large-Scale Housing Projects with 100 or More Units Shall Provide Onsite Recreational Facilities | | 4 | _____ | _____ | _____ | _____ | Yes |
| OR-46 f Classify Local Parks in 3 Categories: Local, Neighborhood and Community Parks | | X | Yes | _____ | Yes | Yes | Yes |
| OR-46 g Establish Size and Location Standards as Noted | | X | | | | | Yes |
| OR-46 h Require Review by the Office of Planning for the Establishment of Local Parks | | 5, 6 | _____ | _____ | _____ | _____ | No-Departmental Responsibility, Does Not Provide Policy Direction |

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| OR-47 a Prohibit the Use of Off-Highway Vehicles for Recreational Purposes on Land Other than One's Own Except in a Designated Area or on Existing Roads Where Such Use is Permitted, and Subject to Approval of a Conditional Use Permit/Site Approval | | 3, 4 | _____ | _____ | _____ | _____ | No-Regulatory |

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| OR-47 b Provide Sufficient Guarantees to Assure All Permit Stipulations Are Adhered to for All Sanctioned OHV Events; Temporary Events Shall Receive a Special Events Permit from the Department of Environmental Health Services | | X | Yes | _____ | Ye | Yes | No-Regulatory |
| OR-47 c Work with Federal Agencies on Implementing Remedial Measures to Block OHV Usage Where it is Deemed Inappropriate and Conflicts With Open Space Uses | | 1, 3 | _____ | _____ | _____ | _____ | No-Federal Agencies Do Not Need County's Assistance |

* If **"NO"** list reason from choice below and skip to last column
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- | | |
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| OR-47 d Require All New Development to Install Gates, Fences, or Other Suitable OHV Deterrents | | 1, 3 | _____ | _____ | _____ | _____ | No—Too Broad, Revise to Apply Only to Areas Where OHV Use Could Adversely Impact Important OS Areas |
| OR-47 e Allow No OHV Use in Areas Which Provide Habitat that Supports Threatened or Endangered Plant or Animal Species | | 3, 5 | _____ | _____ | _____ | _____ | Yes—Include in Comprehensive Natural Resource Management Program As Well |
| OR-48 The County Shall Seek to Improve Public Access to Rivers, Streams, Creeks, Lakes, and Other Bodies of Water | | 1 | _____ | _____ | _____ | _____ | No—Goal, Not Policy |

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| OR-49 All New Development Shall be Required to Acquire Access to Lakes, streams, Public lands and Other Locally and Regionally Significant Natural Features | | 1, 3, 4 | _____ | _____ | _____ | _____ | No-There May Be Cases Where This May Not Be Desirable |
| OR-50 a Features Meeting the Specified Criteria Shall be Considered for Designation as Scenic Resources | | Yes | Yes | _____ | Yes | Unknown | Yes-Include in County's Rules to Implement CEQA |
| OR-50 b Features Meeting the Specified Criteria Shall be Specifically Defined as Scenic, Unless a clear finding Can be Made that No Scenic Values are Present | | 3, 6 | _____ | _____ | _____ | _____ | No-Unless Funding Can be Appropriated to Map These Areas |

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| OR-51 a Review of Proposed Development Along Scenic Highways and Trails to Ensure Preservation of Scenic Values for the Traveling Public and Those Seeking a Recreational Driving Experience | | X | Yes | No | Yes | Unknown | No-Unless Resource Maps Are Prepared to Show All Scenic Routes Associated With This Policy |
| OR-51 b Define the Scenic Corridor to Extend 200' on Either Side of the Designated Route, Measured From the Outside Edge of the Right-Of-Way, Trail or Path | | X | Yes | No | Yes | Unknown | Yes-Remove First Sentence. 200' Wide Corridor is Arbitrary |

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| OR-51 c Require Removal of Non-Conforming Signs Per County Sign Ordinance Standards for New Uses or Substantial Revisions to Existing Uses | | X | Yes | No | Yes | Unknown | No-Regulatory, Not Policy |
| OR-51 d Along Scenic Routes, Prohibit Primary Free Standing Signs, Greater Than 18 s.f. | | 6 | _____ | _____ | _____ | _____ | No-Unless This is Reaffirmed as a Countywide Policy in the GPU Process |
| OR-51 e Require Provision of Vantage or Vista Points along Scenic Routes by New Development Proposed Adjacent to Those Routes for Scenic and Interpretive Displays and Roadside Rests | | 4 | _____ | _____ | _____ | _____ | No-Too Specific |

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| OR-51 g Require Provision of Ample and Varied Recreational and Scenic Opportunities by New Development in Coordination With Local, State, and Federal Agencies, Particularly for Projects Fronting State Routes | | 4, 6 | _____ | _____ | _____ | _____ | No-May Be Beyond County Authority |
| OR-51 h Encourage Undergrounding of all Utility Facilities for all Projects Requiring Discretionary or Ministerial Action | | X | No. | No | Yes,- Informally | Unknown | No-More Appropriate in the Development Code |

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| OR-51 i Require Installation and Maintenance of a Minimum of 10% On-Site Landscaping Which is Drought Tolerant and Compatible with the Regional Environment and Consistent With Water Conservation Ordinances for All Development, and Particularly Commercial and Industrial Development | | 10 | _____ | _____ | _____ | _____ | No-Too Arbitrary. Inadequate Regulations |
| OR-51 j Control Development on Prominent Ridgelines | | X | No | No | Yes-Informally | Unknown-No Standard of Success Identified | No-Not Well-Defined |

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| OR-51 k Allow New Regional and Community Infrastructure on Hilltops only When no Alternative Sites are Available | | 5, 6 | _____ | _____ | _____ | _____ | No-Can Be Effective Via Site-Specific Plan Review |
| OR-51 l Review Site Planning, Including Architectural Design, to Prevent Obstruction of Scenic Views, and to Blend With the Surrounding Landscape | | X | Yes | _____ | Yes-Informally | Unknown-No Standard of Success Identified | No-Is Currently Standard Procedure |
| OR-51 m Require Compliance with Grading and Vegetation Removal Standards as Set Forth in the Scenic Routes Overlay District | | X | Yes | _____ | Yes | No | No-Already Addressed By Ordinance |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-52 a Identify Actions to Enhance the Natural Beauty of Canyons and Natural Drainage Courses | | 1, 3 | _____ | _____ | _____ | _____ | No-Too Vague |
| OR-52 b Establish Special Site Analysis Requirements and Development Standards to Reduce the Impact on the Scenic Qualities of the Foothills | | 1, 3 | _____ | _____ | _____ | _____ | No-Revise to Specify those Foothill Areas that are Expected to Remain in Unincorporated Territory for the Long-Term |
| OR-53 Development Which Would Alter the Character of Visually Significant Resources Should Be Prevented | | 7 | _____ | _____ | _____ | _____ | Yes-Restate as a Goal, Not a Policy/Action |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

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2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action.
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

EVALUATION CRITERIA

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-54 a Limit the Size, Height and Number of On-Premise Signs to the Minimum Necessary for Identification | | 6 | _____ | _____ | _____ | _____ | No-Lesser Restrictions May Be Desirable In Some Areas |
| OR-54 b Prohibit Off-Site Advertising Signs Within and Adjacent to All Scenic Corridors and Where Such Signs Would Detract From the Scenic Qualities of Any State or Federally Designated Scenic Area or Scenic Feature or Any Feature Considered "Scenic" as Defined in this Section | | 6 | _____ | _____ | _____ | _____ | No-Change to Reflect Current Policies |

* If **“NO”** list reason from choice below and skip to last column
If **“YES”** complete all columns

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action. 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
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|---|---------------------|--|--|--|--|---|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-55 The County Shall Seek to Establish Off-Street Pull-Outs at Designated View Points Where Appropriate Along Scenic Highways | | X | Yes | No | No | Desired Results Not Specified | Yes-Can Only apply to County Owned Scenic Highways |
| OR-56 The County Supports the Use of Open Space and Landscaping to Define Neighborhoods and District Boundaries and to Delineate Edges Between the Natural and Built environment | | X | Yes | No | Yes-Informally | Difficult to Measure Success of this Policy | Yes |

* If **“NO”** list reason from choice below and skip to last column
If **“YES”** complete all columns

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Lack of Funding or Human Resources needed to implement (priority) 2. Other actions need to occur before implementation can occur 3. Responsibility was not assigned 4. Lack of county authority or change in law 5. Lack of continued relevance and/or obsolete 6. Does not support current county policy | <ol style="list-style-type: none"> 7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action. 8. Duplicates another/action in another section/area-identify duplicated item 9. Conflicts with another policy/action-identify item conflicted 10. Unknown |
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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-57 a Discourage Residential Development on Land With Slopes Greater than 30%, Ridge Saddles, Canyon Mouths and Areas Remote From Existing Access | | 3 | _____ | _____ | _____ | _____ | Yes |
| OR-57 b Require That Natural Landform and Ridgelines be Preserved by Using the Specified Measures | | 1, 3 | _____ | _____ | _____ | _____ | Yes |

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If “**YES**” complete all columns

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-57 c Require that Hillside Development be Compatible With Natural Features and the Ability to Develop the site in a Manner Which Preserves the Integrity and Character of the Hillside Environment, Including But Not Limited to, Consideration of Terrain, Landform, Access Needs, Fire and Erosion Hazards, Watershed and Flood Factors, Tree Preservation, and Scenic Amenities and Quality | | X | Yes | Yes | Yes-Informally | Too Subjective to Determine | Yes |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|---|---|
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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-58 a-z; aa-zz; aaa-mmm. The County Shall Designate the Specified Routes as Scenic Highways, and Apply All Applicable Policies to Development Within the Scenic Corridor | | X | Yes | _____ | Yes | No | Yes-Map and Make Available to the Public and to Other Jurisdictions Within the County |
| OR-59 Maintain Open Space Where Flood, Fire, Geologic, seismic Hazards, Noise, or other Conditions May Endanger Public health and Safety | | Yes | Yes | The MSHCP is the Umbrella Plan that Should Tie all these Policies Together | The Policy Can Be Monitored But Hasn't Been Effectively Monitored | No | Yes |
| OR-60 The Locations of All Known Petroleum and Other Buried and Above-Ground Pipelines Shall be Shown on the Hazards Overlay Map | | 1, 3 | _____ | _____ | _____ | _____ | No-Too Onerous, Not Cost Effective |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-61 Setbacks from Any Known Petroleum Product Pipeline | | 1, 3 | _____ | _____ | _____ | _____ | No-Not Practical |
| OR-62 a Seek to Retain All Natural Drainage Courses Where Health and Safety is Not Jeopardized | | 9 | _____ | _____ | _____ | _____ | Yes-Assure That Flood Control Design Policies and Standards are Changed Accordingly |
| OR-62 b Prohibit the Conversion of Natural Watercourses to Culverts, Storm Drains, or Other Underground Structures Except Where Required to Protect Public Health and Safety | | 9 | _____ | _____ | _____ | _____ | Yes-Assure That Flood Control Design Policies and Standards are Changed Accordingly |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-62 c Encourage the Use of Natural Drainage Courses as Natural Boundaries Between Neighborhoods | | 3,9 | _____ | _____ | _____ | _____ | Yes-Assure That Flood Control Design Policies and Standards are Changed Accordingly |
| OR-62 d Allow No Development in the FW District and/or Flood Plain Overlay District(s) Which Would Alter the Alignment or Direction or Course of Any Blue-Line Stream | | 10 | _____ | _____ | _____ | _____ | Yes-Assure That Flood Control Design Policies and Standards are Changed Accordingly |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
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| OR-62 e Maintain the Capacity of the Existing Natural Drainage Channels Where Feasible, and Flood Proof Structures to Allow 100-Year Storm Flows to be Conveyed Through the Development Without Damage to Structures | | X | Yes | Yes | Yes | Yes | Yes |
| OR-62 f Encourage the Use of Open Space and Drainage Easements, As Aell As Clustering of New Development, As Stream Preservation Tools | | 9 | _____ | _____ | _____ | _____ | Yes-Assure That Flood Control Design Policies and Standards are Changed Accordingly |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-62 g Require Naturalistic Drainage Improvement Where Modifications to the Natural Drainage Course are Necessary | | 9 | _____ | _____ | _____ | _____ | Yes-Assure That Flood Control Design Policies and Standards are Changed Accordingly |
| OR-62 h Encourage Channel Designs Including Combinations of Earthen Landscaped Swales, Rock Rip-Rap Lined channels or Rock-Lined concrete Channels | | X | Yes | Yes | Yes | Yes | Yes |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-62 i Do Not Place Streams in Underground Structures Where Technically Feasible, Except to Serve Another Public purpose and Where Burial of the Stream is Clearly the Only Means Available to Safeguard Public Health and Safety | | 9 | _____ | _____ | _____ | _____ | Yes-Assure That Flood Control Design Policies and Standards are Changed Accordingly |
| OR-62 j Prohibit Occupation or Obstruction of Natural Drainage Courses | | 5, 9 | _____ | _____ | _____ | _____ | No-Conflicts with Other Policies Involving Recreation, Flood Control |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

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| OR-63 The County Flood Control District May Adopt and Implement Specific Policies Regarding the Operation of the County Flood Control District Consistent With the Overall Intent of This Open Space Element | | 10 | _____ | _____ | _____ | _____ | Yes-There is Currently Little Correlation Between Flood Control Engineering Standards and Design Policies, and Open Space/Habitat Preservation Policies |
| OR-64 Encourage the Exchange of Publicly Owned Land for Private Land Better Suited for Watershed Protection and Open Space Value | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | No-Land Banking Should be Covered Under a County Natural Resources Program, Not an Open Space program |

* If “**NO**” list reason from choice below and skip to last column
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| OR-65 The County May Require a Minimum 50' Building Setback From All Natural Drainage Courses Except Where a Greater Setback is Specified by the Environmental Management Group or Where the Environmental Management Group Indicates a Deviation From the Minimum Setback Would Not Result in a Hazard to the Public Safety or Damage to Natural Vegetation or Habitat Values | | 9 | _____ | _____ | _____ | _____ | No-Too Restrictive |

* If **“NO”** list reason from choice below and skip to last column
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- | | |
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| OR-66 Consider Retaining Existing Groundwater Recharge and Storm Flow Retention Areas as Open Space Lands | | 1, 7 | _____ | _____ | _____ | _____ | Yes |
| OR-67 The County Shall Consider Retaining Existing Groundwater Recharge and Storm Flow Retention Areas as Open Space Lands | | Check responses from Water and Sanitation District | | | | | Yes. |
| OR-68 Support the Use as Permanent Open Space Areas Within Flood Hazard Zones Which are not Suitable for Development of Permanent Structures or Mining Operations | | 1, 7 | _____ | _____ | _____ | _____ | No-This Open Space Policy Should be Carried Forward as Part of the MSHCP |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
|--|---|
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| 3. Responsibility was not assigned | 9. Conflicts with another policy/action-identify item conflicted |
| 4. Lack of county authority or change in law | 10. Unknown |
| 5. Lack of continued relevance and/or obsolete | |
| 6. Does not support current county policy | |

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| OR-69 a Use of Channels, Levees, Aqueduct Alignments, and Similar Line Linear Spaces for Open Space and/or Trail Use | | X | Yes | No | Yes, informally | Unknown | Yes |
| OR-69-b The Use of Active and Inactive Utility Easement Corridors Suitable for Whole-Access Trails as Public Open Space Areas and Trail Alignments | | 1, 2, 3, 7 | _____ | _____ | _____ | _____ | Yes |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| OR-70 The County Shall Seek to Direct Urban Development Away From Areas Which are Not Served by Domestic Sewer Systems, and in Which Soils Cannot Adequately Support Septic tank/Leach Field Systems | | X | Yes | Yes | Yes | Yes | Yes-Clarify |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

- | | |
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|---|---|

C-6: Soils/Agriculture

Findings:

- Agricultural land retention versus Open Space land conservation is an important distinction
- The loss of dairy preserve areas through annexation creates the need for a thorough revision of this section
- Good soils management practices have not been consistently implemented

At the time of the 1989 GPU, agriculture was the second largest industry in the County, with over 93,000 acres of land devoted to that use. In recognition of the importance of agriculture to the County economy, the General Plan identified two main goals: one to protect prime agricultural lands from the adverse effects of urban encroachment, and another to prevent conversion of lands supporting commercially viable agricultural uses to urban uses until the supply of non-productive areas is exhausted.

One set of policies/actions focused on keeping agricultural activities out of areas with various soils constraints, such as alkaline soils, desert playas, sand dunes and areas where percolation restrictions have been identified by the Regional Water Quality Control Board. While these policies have generally been observed, they are really more appropriate as policies to conserve Open Space lands where such soils constraints exist. These policies do not support retention of prime agricultural lands.

Another set of policies/actions was focused on strategies to retain land with productive, commercially viable agricultural uses, and to prevent the premature or unnecessary conversion of agricultural land to non-agricultural uses. Policies intended to preserve land with fertile soils for existing or future farmland uses were not implemented. Policies aimed at sustaining the concentration of dairy farms in the Chino area became obsolete in 1994, when LAFCO voted to allow annexation of the Chino Dairy Preserve area by the Cities of Ontario and Chino. The County has not opposed the subsequent efforts by those cities to plan for the gradual conversion of those areas into suburban forms of development. Policies intended to provide suitable land to relocate existing commercially viable agricultural lands from one place in the County to another were not implemented. No effort has been made to identify any particular areas in the Desert or Valley regions where the County would give priority to agricultural uses and provide information services, regulatory relief and financial incentives to agricultural operators willing to invest in the development of such new agricultural areas.

Policies/actions intended to prevent or minimize the nuisance effects of agricultural operations that result in land use incompatibilities or environmental degradation have generally been implemented in the Desert region. The more general approaches, including applying good soils management practices and establishing easements or other

land restrictions have not been systematically implemented and the benefits of these approaches have not been realized. Minimum parcel sizes for Agricultural districts have been established within Valley area, but apparently have not been established in the Desert region.

Recommendations

- Eliminate obsolete policies to support continuation of the dairy industry in the Chino Preserve.
- Re-examine County goals and policies regarding preservation of fertile soils designated as Prime Farmland or Farmland of Statewide Importance. If there is a consensus to preserve such lands, much stronger policies, with formal monitoring and possibly financial incentives, will need to be developed and enforced.
- Re-examine County goals and policies regarding establishment of new agricultural areas in the Desert region, and regarding stimulation of agricultural uses in areas that are appropriate for such uses, but are presently not utilized or are underutilized. Both issues involve a more central question of how proactive the County wants to be in stimulating the creation of new areas to support large-scale, commercially viable agricultural operations.

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| SA-1 a Soils a Constraint to Development | X | X | Yes | _____ | Yes | Yes | No-Does Not Provide Policy Direction |
| SA-1 b Desert Regions where Caliche Problems are Likely to Occur, Minimize the Effects of Salt Accumulation | X | Unknown | Yes | _____ | No/Yes | Unknown | No-Does Not Provide Policy Direction |
| SA-1 c Desert Playas | X | X | Yes | Yes | Yes | Unknown | Yes |
| SA-1 d Development Adjacent to and on Desert Sand Dunes | X | X | Yes | Yes | Yes | Unknown | No-Does Not Provide Policy Direction |
| SA-2 a Preservation of Prime and Statewide Important Soil Types | X | 6 | _____ | _____ | _____ | _____ | No-Not Unless the Updated General Plan Retains Preservation of Prime Farmland Soils as a Goal and as a Firm Land Use Policy |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

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2. Other actions need to occur before implementation can occur
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4. Lack of county authority or change in law
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| SA-2 b Preservation of Commercially Viable Agricultural Open Space | X | 1, 3, 5, 6 | _____ | _____ | _____ | _____ | Not Unless the Updated GP Includes Clear goal to Support Existing Commercial Agricultural uses and to Identify Areas Where Such Uses Should Expand |
| SA-2 c Minimum Parcel Sizes | X | Yes | Yes | _____ | Yes | No | No-These Strategies May or May not be Effective in Retaining Viable-Size Farming Operations—More Analysis of the Effectiveness is Needed |
| SA-2 d Property and Estate Tax Relief Measures | X | 7 | _____ | _____ | _____ | _____ | Yes-Specify Which Types of Farmland |
| SA-2 e Reduction and Elimination of Special District Boundaries | X | Unknown | Yes | No | No/Yes | Unknown | Re-evaluate |

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| SA-2 f Compatible Land Uses with Agriculture and Agricultural Preserves. | X | X | Yes | No | No/Not necessary | Unknown | Yes |
| SA-2 g Availability and Financing of Public Services and Utilities in Converting from Agricultural to Non-agricultural uses | X | X | Yes | Yes | No/Not necessary | Unknown | Yes-Clearly Define the Policy Direction |
| SA-2 h Buffers Between Agricultural and/or Other Uses | X | 3, 6 | _____ | _____ | _____ | _____ | No-Too Vague |
| SA-2 i Viable Alternative Crops | X | 1, 3, 5 | _____ | _____ | _____ | _____ | No-UCR Cooperative Extension Service Manages |

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| SA-2 j Relocation of Agricultural Operations | X | 1, 3, 10 | _____ | _____ | _____ | _____ | Only if GPU Identifies Preservation of Existing Agricultural Uses as a Goal |
| SA-2 k Improved Agriculture-Related Services | X | 7 | _____ | _____ | _____ | _____ | No-Vague, Desired Outcome Unclear, Doesn't Provide Policy Direction |
| SA-2 l Agricultural Land Use Districts on the Land Use Maps and Agricultural Preserves on the Resource Overlay Maps | X | Yes-AG Districts 1, 3 Resource Overlay Maps | Yes | Yes | Yes/Yes | No | Yes |
| SA-2 m (i) Water Price Differential | X | 10 | Yes | _____ | No/Yes | No. | No-Policy is Subject to Fluctuation |
| SA-2 m (ii) Use of Non-Potable Water Sources for Agriculture | X | <u>Yes</u> | Yes | Yes | Yes | No | No-Uses of Treated Wastewater are Regulated by the RWQCB |

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| SA-2 n Encourage Expansion of Agriculture in Under-Utilized Areas | X | 1, 3, 5, 6 | _____ | _____ | _____ | _____ | Not Unless There is Strong Consensus for County to be this Proactive |
| SA-2 o Encourage Agricultural Use of Commercially Productive Agricultural Lands; Discourage City Sphere of Influence Extensions into Areas Containing Commercially Productive Agricultural Lands | X | 5, 6 | _____ | _____ | _____ | _____ | Not Unless this Policy is Reaffirmed in the General Plan Update and the Preferred “Underutilized” Areas are Defined |
| SA-2 p Maintain the Existing Chino Agriculture Preserve Boundaries | X | 5, 6 | _____ | _____ | _____ | _____ | Not unless Such Viable Ag Areas are Clearly Identified and the General Plan Update Reaffirms This Policy |

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| SA-2 q Fund Studies | X | 1, 3 | _____ | _____ | _____ | _____ | No-Decisions on Funding Specific Studies Should be Made on an Annual Basis |
| SA-2 r (i) Promote Cooperation Between the Water Quality Control Board, County Enforcement Agencies and Resource Agencies | X | 1, 3 | _____ | _____ | _____ | _____ | No-County Should Participate, but Does Not Need to take a Lead Role |
| SA-2 r (ii) Assist in Implementation of Programs Developed by Soil Conservation Service and UC Extension Service | X | Yes | Yes | _____ | No/No | Yes | No-Does Not Provide Policy Direction |
| SA-2 r (iii) Utilization of the Non-Reclaimable Waste Line (Brineline) by the Dairy Industry | X | Unknown | _____ | _____ | _____ | _____ | No-Dairy Lands no Longer within County Jurisdiction |

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| SA-2 r (iv) Location of Manure Recycling and Energy Conversion Operations | X | Unknown | _____ | _____ | _____ | _____ | Yes—but move to wastewater systems |
| SA-2 s Purchase and Land Bank Those Properties Whose Owners Do Not Wish to Stay in the Preserve | X | 1, 3 | _____ | _____ | _____ | _____ | No-Obsolete |
| SA-2 t Capital Improvement Policy Program/Plan that Directs Development Away from Agriculture | X | 1, 3 | _____ | _____ | _____ | _____ | Not Unless the Agricultural Areas to be Protected From Urban Encroachment are Clearly Identified |
| SA-2 u Utilize Regional Planning Agency Programs/Funding (SCAG/SANBAG) for Protection of Agriculture and Directing Growth | X | 3, 5, 6 | _____ | _____ | _____ | _____ | Not Unless the Agricultural Areas to be Protected From Urban Encroachment are Clearly Identified |

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| SA-2 v Formation of a Dairy Action Group | X | 1, 3, 5 | _____ | _____ | _____ | _____ | No-Dairy Issues are Obsolete for the County |
| SA-3 a Avoid Highly Alkaline Soils | X | X | Yes | Yes | No/Yes | Unknown | Yes |
| SA-3 b Agricultural Activities Within the California Desert Conservation Area (CDCA) Which Involve Irrigation Should Only be Allowed Within the Class L and Class M Designated Areas | X | X | No | Yes | Link not appropriate | No/Impractical | No-County Does not Control BLM Lands |
| SA-3 c Soils Conservation Service | X | 3 | No | _____ | No/Not practical | Unknown | No-Does Not Provide Policy Direction |

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| SA-3 d Easements and Other Conveyances for Development which Proposes to Locate Proximate to Agricultural Operations | X | 3, 4 | No | No. | No/Not practical | No | No-Poorly Worded |
| SA-4 a Minimum Parcel Size for Agricultural Districts | X | X | Yes | Yes | Yes | Unknown | Yes |
| SA-4 b Minimum Parcel Size for Agricultural Districts in the Desert | X | 1, 2, 3, 7 | No | No | No/Yes | No. | Yes |

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C-7: Minerals

Findings:

- Information from State Division of Mines and Geology is maintained and available for public review, but information regarding additional General Plan classifications has not been developed
- Mineral resources not shown on Resource Overlay Maps
- Land use controls have not been implemented and probably could not be

Mineral resources are acknowledged as “an integral part of the development and economic well being of the County. The wise conservation, extraction and processing of those mineral resources is essential to meeting the needs of society.” At the same time, it is noted that mining operations present a variety of challenges in terms of environmental impacts, and also with respect to the reclamation of unproductive/closed mining sites. With an overall goal of conserving and protecting the regionally significant minerals, this General Plan element sets forth the following policy groupings:

- a) Maintaining a mapping informational database that identifies the location, type, estimated extent and estimated values of known and potential significant mineral deposits. This database would be developed with information provided by the State of California, Division of Mines and Geology (DMG). Important mineral resource locations were to be identified on the Resource Overlay Maps.
- b) Classifications of mineral resources would follow the DMG classification system (MRZ-1 thru MRZ-4), for the most part. Two additional classifications were defined to recognize areas containing unique occurrences of rocks, minerals or fossils of significant scientific value (SZ Areas), and to note other areas where the County or DMG have adequate information to indicate that significant minerals are present (IRA).
- c) Protect and preserve significant mineral resources and mining operations through a variety of land use controls;
- d) Establish application forms, plan review procedures, design standards, reclamation criteria and monitoring of active mines, to provide stronger control over surface mining operations and ensure compliance with applicable state laws such as the Surface Mining and Reclamation Act and with local regulations, including the County’s General Plan and Development Code.

Information provided by DMG with respect to MRZ-1 thru MRZ-4 is maintained by the County Land Use Services Department, and is available for public review. This information has not been added to the Resource Maps and is also not shown on the Land Use District maps. No information is being maintained for the SZ or IRA areas, apparently because of lack of funding, and lack of interest.

There has been no proactive approach to protection of known mineral resource deposits or active mining operations, using any of the land use controls identified in policies MR-1d, MR-1e, and MR-3a-d. Even if the County had wanted to apply such controls, it is doubtful whether they could have. Approaches involving the establishment of buffer areas, giving preference to mining access over other land use alterations may involve some sort of “taking” of the land needed to provide those buffers or access ways. If a “taking” would be involved, it is doubtful that the County would be willing to purchase such lands or to provide other financial incentives to compensate for the reduction in land use rights. This group of policies establishes a clear preference for preservation of mineral resources over other land uses. This conflicts with a number of other policies concerning open space and habitat preservation and does not fit with the County’s apparent philosophy to provide more flexibility and options for decision-making.

Policy MR-1e is to encourage city annexation of proven mineral resource areas and surrounding buffer land. The logic of this policy is not apparent. Why would the mineral resources be more protected if annexed, compared to remaining under the County’s land use control? Have any cities actually expressed an interest in annexing a mineral resource area, including some buffer land around it, with the goal of preserving the mineral resources and ability to utilize those resources?

Eighteen of the twenty-five policies/actions in the Section were fully or partially implemented. However, it appears that completing a mapping reference system and focusing on protection of significant mineral resources has not been an important concern in the County’s Land Use policies and decision-making over the last 12+ years. This issue should be revisited as part of Phase II of this General Plan Update process, to determine what level of interest there is with respect to mineral resource preservation. Based on this determination, an informed decision can be made as to whether any further effort should be made to complete Countywide mineral resource mapping, or to exercise greater levels of land use authority as a means to protect areas containing known deposits of significant resources. This re-evaluation effort should identify those types of mineral resources that are of most concern, and should include a comparison of the human resources and funding commitments necessary to achieve the desired level of protection, versus the economic and scientific benefits associated with the resources of concern.

Recommendation:

- Re-examine the level of interest in preserving mineral resources and revise General Plan policies accordingly.

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| MR-1 a Mineral Resource Information, Storage and Retrieval System, that will: Solicit, Coordinate and Acknowledge Designated Lands | X | X | No | _____ | Yes | Yes | Yes-All Six Sub-elements Should Be Combined into One Overall Policy |
| MR-1 b Mineral Classification or Designation Information | X | X | Yes | _____ | Yes | Yes-info system is set up and useful. | Yes-All Six Sub-elements Should Be Combined into One Overall Policy |
| MR-1 c Delineate Classified, Designated or Identified Mineral Resource Areas on the Resource Overlay Maps | X | 1, 3 | Yes | _____ | No/Yes | No. (Resource Overlay Maps are Incomplete) | Yes-All Six Sub-elements Should Be Combined into One Overall Policy |

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| MR-1 d Recognize and Protect Areas With Significant Mineral Resources and Protect Their Access | X | 3, 5 | Yes | Yes | No/Yes | No | Yes-All Six Sub-elements Should Be Combined into One Overall Policy |
| MR-1 e Encourage Annexation in Areas Where Significant Mineral Resources are Identified if They Include Both the Resource and the Buffer Area | X | 3, 5 | Yes | No | Yes | No | No-Does Not Guarantee Preservation of Resource. Poor Reason to Give Up County Land Use Authority |
| MR-1 f Maintain and Coordinate Files and Records | X | X | Yes | _____ | Yes | Yes | No-Too Action Specific |

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| MR-2 a Identify Mineral Resources According to the Threshold Values Contained in SMARA and the Following Criteria for Mineral Resource Zones (MRZ-1), Scientific Resource Zones (SZ) and Identified Resource Areas: No significant minerals expected here | X | X | Yes | No | Yes | Unknown | Yes |
| MR-2 b MRZ-2: Known Mineral Deposits or Areas Where They are Likely to Occur | X | X | Yes | No | Yes | Results not Specified | Yes |
| MR-2 c MRZ-3: Data Concerning Deposits is Inconclusive | X | X | Yes | Cannot be linked | Yes | Results not Specified | Yes |
| MR-2 d MRZ-4: Insufficient Data to Assign to Any Other Zone. | X | X | Yes | Cannot be linked | Yes | Results not Specified | Yes |

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| MR-2 e SZ Areas: Containing Unique or Rare Occurrences of Rocks, Minerals or Fossils | X | X | Yes | No | Yes | Results not Specified | Yes |
| MR-2 f IRA: SB County or State DMG-Identified Areas | X | X | Yes | No | Yes | Results not Specified | Yes |
| MR-3 a Buffers Between Mineral Resources (Including Access Routes) and Incompatible Land Uses as Described in Policy MR-1e | X | 3, 6 | Yes | No | No | No | Not Unless There is a Consensus to Maintain and Monitor a Proactive Mineral Resource Protection/ Preservation Policy |
| MR-3 b Achieving Land Use Compatibility Between Potentially Incompatible uses | X | X | Yes | Indirectly | Not Specifically | Unknown | Yes |
| MR-3 c Protect Existing Mining Access Routes | X | 2, 4, 6 | Yes | No | No | Unknown | Yes-But Revise to Limit This to County's Span of Regulatory |

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| | | | | | | | Authority |
| MR-3 d Use Land Use Compatibility Categories Defined as: i) Incompatible ii) Compatible iii) Interim iv) Buffer | X | 1, 3, 4, 6 | Yes | No | No | No | No-Conflicts With Other Land Use Policies |
| MR-4 a Adopt Land Use Planning and Standard Criteria for the Establishment and Management of Mineral Resource Areas and Mining Operations | X | X | Yes | _____ | Yes | Yes | No-The Development Code has Been Amended to Include These Provisions |
| MR-4 b Require Approval of Mining Plans Prior to the Start of Operations | X | X | Yes | _____ | Yes | Yes | No-The Development Code has Been Amended to Include These Provisions |

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EVALUATION CRITERIA

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| MR-4 c Mining Operations Conducted in an Environmentally Sensitive Manner | X | X | Yes | _____ | Yes | Yes | No-The Development Code has Been Amended to Include These Provisions |
| MR-4 d Good Mining Practices, Engineered Designs and a Mine Life Forecast | X | X | Yes | _____ | Yes | Yes | No-The Development Code has Been Amended to Include These Provisions |
| MR-4 e Plans for Reclamation of the Site | X | X | Yes | _____ | Yes | Yes | No-The Development Code has Been Amended to Include These Provisions. |
| MR-5 a Mining/Reclamation Application Form | X | X | Yes | _____ | Yes | Yes | No-This Action has Been Accomplished |
| MR-5 b Natural Resource Management in the Development of Sub-Regional and Specific Plans | X | 5 | No | No | No | No | Yes-Revise Language |

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If **“YES”** complete all columns

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| MR-5 c Provide Methods and Procedures to Review Mining/Reclamation Plans and Methods for the Extraction and Processing of Mineral Resources | X | X | Yes | _____ | Yes, Informally | Yes | No-Action Has been Accomplished |
| MR-5 d Monitoring of Mining Operations | X | X | Yes | Stand alone | Yes—Annual Inspections Conducted | Yes | Yes |

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D-1: Wastewater

Findings:

- Septic tank issues difficult to regulate, monitor
- There is a need to integrate wastewater issues with water quality issues
- There is no clear practice, responsible agency, or policy for sludge maintenance and disposal

The wastewater systems section focuses on wastewater, sewage and septage. The policies and actions, for the most part, discuss cooperating with local agencies, jurisdictions and service providers rather than identify specific actions to be carried out by the County. Fully 55% of the policies were not implemented from this section of the General Plan, not counting those new policies adopted in November, 2001, to reflect changes and special circumstances applicable to the Inland Valley Development Agency (IVDA) area.

The common issue among all components of this section is the “looseness” of the policies that suggest that the County cooperate with other jurisdictions and agencies. Specific outcomes and actions that would help to ensure successful attempts to cooperate should guide the update of this section. Clear direction and actions should be outlined so that County staff can easily implement actions that address those General Plan goals.

A critical aspect of the Wastewater section relates to septic tank issues. While vast areas of the County must rely on septic systems due to the lack of sewer lines, the maintenance and oversight of these systems is difficult to regulate. Many private property owners are resistant to regulation, and these owners block access to their property for monitoring which prevents the County from successfully implementing the stated policies and actions. While educational goals have been somewhat attained, as evidenced by printed material made available to the public, those goals are not clearly defined or measurable because there is no “test” of the public’s increase in knowledge due to the educational materials, nor is there an observable outcome stated for these people who receive the knowledge nor what should be accomplished once they are educated. A review of existing policies, identifying clear behavioral changes, and creating a plan to counter resistance from property owners should be undertaken during the General Plan update.

Another part of this section, sludge maintenance, has been disrupted by a conflict between policy and practice. The County’s goals indicate the desired approaches to sludge disposal, while practice has effected opposite actions, including sludge pond closures and a lack of coordination with solid waste agencies for disposal of sludge. The update should focus on rectifying the seeming discrepancy between policy and practice in relation to sludge.

The third issue, wastewater, should be more clearly integrated with water quality. The conservation and reuse components dealing with wastewater have been implemented on a limited basis and should continue into the new General Plan. However, as with other sections, these policies should be clarified and strengthened to allow for a better-integrated overall plan. Reuse of wastewater affects water conservation efforts, use of wastewater for irrigation creates issues for ground water quality, and these issues are all part of the water quality board's oversight.

Recommendations:

- Revisit septic tank issues and determine the proper entity for enforcing oversight and regulation policies.
- Tighten relationship and policy direction for sludge maintenance and management. Determine facility need versus demand for disposal.
- Re-examine specific County responsibilities for wastewater in light of Regional Water Quality Board and other, non-County agencies regulating water issues. Water quality MUST factor into wastewater considerations.

EVALUATION CRITERIA

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| WW-1 Verify Appropriate Disposal of Waste for all New Development | X | X | Yes | _____ | Yes | Outcome Not Clearly Stated in Policy | Yes |
| WW-2 a. Master Plan of Projects to be Constructed within 10 Years | X | 6 | _____ | _____ | _____ | _____ | Yes |
| WW-2 b Refused Service Due to Project out of Jurisdiction | X | X | Yes | _____ | Yes | Yes | Yes |
| WW-2 c Dry Sewers | X | 6 | _____ | _____ | _____ | _____ | Review County's Intent |
| WW-2 d Special Standards in Sphere Areas | X | 6 | _____ | _____ | _____ | _____ | Review County's Intent |
| WW-3 a Wastewater Treatment Sites must be Located in Approved Area | X | X | No | _____ | Yes | No-A Change Occurred 11/01 | Yes |

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| WW-3 b Operator of WTP Must be State Licensed | X | X | No-Requirement, Not Direction | _____ | Yes | No Results Needed for This Aspect | No-Not a General Plan Policy. This is Regulatory |
| WW-3 c IVDA Area, Water Treatment Plants where Plants are Approved and Operated by any CSA | X | New Requirement 11/01 | Yes | No | Revised 11/01 Too New to Monitor for Results | Revised 11/01 Too New to Monitor for Results | Yes-New Policy |
| WW-4 a Public Educational Materials | X | X | Yes | _____ | Yes | Outcome Difficult to Measure | Yes-Define Educational Goals |
| WW-4 b Septic Tank Management Districts | X | _____ 1 | _____ | _____ | _____ | _____ | No-These Have Not Been Successful in the Past And Are Difficult to Manage and Operate |
| WW-5 Connection to Community Sewerage | X | X | Yes | _____ | Yes | Yes | Yes |

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| WW-6 a Phased Construction of New Facilities | X | X | Yes | _____ | Yes | No | Yes |
| WW-6 b Planned Capacity Increase | X | 10 | _____ | _____ | _____ | _____ | Yes-Clarify |
| WW-6 c Monitor and Provide Information, Develop Contingency Plans | X | 10 | _____ | _____ | _____ | _____ | Yes-Clarify |
| WW-6 d On-Going Assessment of Facility Needs | X | 10 | _____ | _____ | _____ | _____ | Yes-Clarify |
| WW-6 e Monitor Future Development | X | X | No | _____ | Yes | Not Clear | Yes-Clarify |
| WW-6 f Assist Special Districts in Planning and Construction | X | 10 | _____ | _____ | _____ | _____ | Yes-Clarify |

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| WW-6 g Cooperate to Provide Consistency of Facilities with Capital Improvement Programs | X | 1 | _____ | _____ | _____ | _____ | Yes-Clarify |
| WW-7 a Explore Feasibility of Sludge Use and Disposition | X | 3 | _____ | _____ | _____ | _____ | Yes-Clarify and Coordinate with Solid Waste, Groundwater Issues |
| WW-7 b Control Importations of Sludge | X | 3 | _____ | _____ | _____ | _____ | Yes-Clarify and Coordinate with Solid Waste, Groundwater Issues |
| WW-7 c Implement and Develop Sludge Management Program | X | 3 | _____ | _____ | _____ | _____ | Yes-Clarify and Coordinate with Solid Waste, Groundwater Issues |

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| WW-8 a Require Reclaimed Water for Variety of Uses | X | X | Yes | No | Yes | Yes | Yes |
| WW-8 b Apply Conservation and Reuse Measures Consistent with Water Quality Policies | X | 6 | _____ | _____ | _____ | Yes | Yes-Clarify and Create Stronger Integration with Water Quality Policies |
| WW-9 a Include Facilities as One of the Required Services in the Improvement Level system | X | 6 | _____ | _____ | _____ | _____ | Yes-Revise Other Policies (Land Use) to Make This a Workable Policy |
| WW-9 b Support Implementing Facilities | X | 6 | _____ | _____ | _____ | _____ | Yes-Revise Other Policies (Land Use) to Make This a Workable Policy |

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| WW-9 c Permit Construction of New WTP in IVDA Area, or Connection to Existing and/or Proposed Facilities, Not City | X | New 11/01 | Yes | _____ | Revised 11/01 Too New to Monitor for Results | Revised 11/01 Too New to Monitor for Results | Yes |
| WW-10 Act in Accordance with MOUs, Except in IVDA Area | X | X Revised 11/01 | No | No | No | Yes | Yes |

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D-2: Solid Waste

Findings:

- AB939 has become the impetus for actions, not General Plan policies
- Policies on facility issues do not match current practice
- Dairy waste not clearly defined as a solid waste issue

Generally speaking, the Solid Waste section of the 1989 General Plan was successful even though only 42% of the policies/actions were implemented. Although AB939, the legislation mandating a 50% diversion rate of all solid waste from landfills, emerged as the engine driving the solid waste machine, the implementation of the procedures necessary to achieve the directive of AB939 assisted the County in achieving its policy goals and implementing the actions related to the Solid Waste section of the General Plan.

While the 50% diversion goal has not yet been reached, diversion rates have continued to increase. Programs increasing awareness of recycling opportunities for the public and private sectors were implemented, recycling and other diversion techniques were implemented, and the life spans of landfills were increased due to diversion, recycling and other efforts to reduce tonnage placed in landfills.

Those policies and actions geared toward the landfills themselves showed a lower success rate. The 1989 General Plan included a policy to expand existing landfills and reopen closed facilities. Since 1989, the County has closed 10 landfills and has plans to close 2 more. The County had a stated policy of reusing landfills as recreation areas and open space; these efforts were impeded by exorbitant costs associated with reusing landfills. The County's goals of protecting space surrounding the landfills from encroachment succeeded, but efforts to map the landfills and attendant air, soil, and water contamination did not succeed due to a lack of funding.

The Solid Waste section of the 1989 General Plan should be updated to include clear direction for groundwater issues. The lack of coordination between Solid Waste and Water Quality creates a missed opportunity to more completely address environmental issues of importance to both the County and the local water quality jurisdictions. Further, there is no clear direction or responsibility for dairy waste and sludge operations; the County states a goal of establishing sludge management programs yet closed several sludge ponds that treat the waste. Dairy waste is more closely regulated by the Regional Water Quality Boards, with some oversight and monitoring by the Air Quality Management District. It is important to note that since the 1989 General Plan update, large portions of dairy land in the Ontario and Chino areas have been annexed into those respective cities, decreasing the amount of dairy land under County jurisdiction which, in turn, passes responsibility for oversight to those cities.

Clear direction and goals should be preeminent in the update of Solid Waste with an eye toward improving the already successful diversion and recycling programs implemented since 1989. Dairy waste and reuse of landfill sites should be moved to the proper section of the General Plan that will more clearly include the regional water quality boards and other agencies with direct involvement.

Recommendations:

- Review County goals on landfill sites and all related issues to better define purpose of expanding facilities when direction is to reduce flow to the sites.
- Integrate sludge issues, including dairy sludge with water quality, wastewater issues. All agencies involved with sludge should understand the relationships and functions of each other for all aspects of sludge removal, disposal, handling and maintenance.
- Continue to press for up to 100% diversion of materials to landfills.

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| SW-1 a Minimize Adverse Impacts on Natural Resources | X | X | No | No | Yes | Yes | Yes |
| SW-1 b Ground and Surface Water Pollution | X | X | No | No | Yes | Yes | Yes-Create a Clear Tie to Water Quality |
| SW-1 c Assist Others in Solid Waste Disposal | X | X | No | _____ | Yes | Somewhat-No Clear Target Stated in the Policy | Yes-Tighten Language or Show Direction Toward What Outcome Should Be |
| SW-2 a Participate in Regional Studies | X | X | Yes | _____ | Yes | No-Policy is Not Outcome-Oriented | No-Goal Does Not Offer Some Outcome or Benefit for the County |
| SW-2 b Seek Public Involvement | X | X | X | _____ | Yes | Yes. | Yes |

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| SW-2 c Develop Recommendations with Least Environmental, Social, Economic Impacts | X | 10 | _____ | _____ | _____ | _____ | No-Item Should be More Clearly Stated in Terms of Goals, Outcome Desired |
| SW-2 d Coordination with Cities, other Agencies to Seek Additional Capacity | X | X | No | _____ | No | Yes | Yes |
| SW-2 e Utilization of Closed Landfill Sites for Open Space | X | 1, 4 | _____ | _____ | _____ | Yes | Yes-However, Water Boards Discourage Use for Recreation, Open Space. Cost to Reuse the Land is Prohibitive |
| SW-3 a Reduce Green Waste | X | Yes | Yes | _____ | Yes | Yes | Yes |
| SW-3 b Assist Private Sector to Develop Reuse of Inert Materials | X | Yes | Yes | _____ | Yes | Yes | Yes |
| SW-3 c | X | 4 | _____ | _____ | _____ | _____ | No-State Issue. Local |

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| Source Reduction and Recycling | | | | | | | Government Does Not Have Enough Clout to Influence Source Reduction |
| SW-3 d Establish Recycling Programs | X | X | Yes | _____ | Yes | Yes | Yes |
| SW-3 e Waste-to-Energy Resource Recovery | X | 1 | _____ | _____ | _____ | _____ | No-Too Expensive to Implement |
| SW-3 f Expand Existing, Open Old Landfills | X | Yes and No | Yes | No | Yes | Yes and No | Restate-The Current Strategic Plan is Contrary to Goals Stated |
| SW-3 g Incompatible Uses that Encroach on Landfills | X | X | Yes | No. | Yes | Yes. | Yes |
| SW-4 Automated Mapping System, Database | X | 1 | _____ | _____ | _____ | _____ | Yes |

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| SW-5 a Seek Federal and State Funding for Recycling | X | X | Yes | | Yes | Yes | Yes |
| SW-5 b Participate in Studies | X | 3 | _____ | _____ | _____ | _____ | Yes |
| SW-5 c Increase Private Sector Resource and Material Recovery from Solid Wastes | X | 4 | _____ | _____ | _____ | _____ | No-County Does Not Have Authority Over the Private Sector |
| SW-5 d Continue, Expand Recycling | X | X | No | _____ | Yes | Yes | Yes-"Resource Recovery" Language is Imprecise |
| SW-6 a New Practices for Disposal & Utilization of Dairy Waste | X | 3 | _____ | _____ | _____ | _____ | Yes-Determine Responsible Agency, County Policy for Sludge Ponds, Dairy Waste Relocation |
| SW-6 b Development of New Markets for Dairy Waste | X | 3 | _____ | _____ | _____ | _____ | Yes-Determine Responsible Agency, County Policy for Sludge Ponds, Dairy |

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| | | | | | | | Waste Relocation |
| SW-6 c Sludge Management Program | X | 3 | _____ | _____ | _____ | _____ | Yes-Determine Responsible Agency, County Policy for Sludge Ponds, Dairy Waste Relocation |

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D-3: Transportation/Circulation

Findings:

- The geography of the County is a key difficulty for Transportation/Circulation
- City policies are not consistent within the County
- Accountability/implementation has been hindered by a lack of consistency of the application of policies/actions

Two key difficulties face transportation planning in the County. First is the extensive and diverse geography of the County, which leads to different issues, needs, priorities and solutions occurring in different parts of the County. Second is the lack of consistency in standards, policies, and procedures between the multiple cities within the County. Because unincorporated County lands are adjacent to so many cities, it is often difficult for the County to determine and/or implement an action that is consistent and/or compatible with other jurisdictions.

In general the Policies/Actions are very wordy and difficult to comprehend as a policy set. There is little organization with respect to overall strategy and tying together of goals, policies, actions, responsibilities and timelines in order to ensure accountability and enhance implementation. Many of the Policies/Actions are vague and/or generic, with very little if any direction on what or how to implement them. The Policies/Actions are often statements rather than goals or actions, are often process-related rather than action-related, and often lack specific content or direction. For example, commonly used words include “coordinate”, “support”, “attend”, “monitor”, “participate”, “discuss”, “work with” which are passive, rather than more active and directive words such as “increase”, “reduce”, “develop”, “establish”, “expand”, “implement”, “enhance”, “add”, “provide”, “improve”, “require” which are recommended to be used in the GPU.

Some Policies/Actions are duplicative, as detailed in the evaluation matrix. Some, on the other hand, are too detailed and seem out of place in a General Plan, particularly those regarding detailed design standards for roadways, which could instead refer to the appropriate Design Manuals. The General Plan Update needs to clarify the roles of the County and SANBAG in developing, setting and implementing countywide transportation policies.

Many of the Policies/Actions individually provide clear direction to users, and make appropriate linkages to other plans and programs. However, certain links should be more extensive and more clearly defined in a number of areas, as noted in the matrix. These include links to land use and streetscape/urban design elements, both of which are related to street function and design.

Of the 62 Policies/Actions, 60 (97%) have been or are being implemented. Only TC-2c and TC-2d, relating to a County Bikeway Plan and providing rail/truck break-bulk facilities, have not been implemented. The County Bikeway Plan is considered by the County to be a San Bernardino Association of Governments (SANBAG) responsibility. The truck break-point facilities are considered to be a land use issue and are currently under review by the County. In general, the Policies/Actions have had or are having the desired outcomes to at least some degree. Many Policies/Actions are not measurable in terms of their success because of their generic nature or lack of specificity. The standout Policy/Action that has not been completely implemented is TC-10. Although the County has developed numerous local Transportation Facilities Plans, no transportation fee programs have been developed.

Recommendations:

- Review, update and refine/modify the Policies/Actions indicated to be carried forward to the General Plan Update.
- Strengthen the relationship between the Transportation/Circulation Element and the Land Use Element, in order to achieve closer integration.
- Evaluate the practicality, desirability, and economic feasibility of the Level of Service C standard, and consider changing to a Level of Service D standard.
- Eliminate the detailed roadway design standards. Include general County policies and refer to County standards in the Roadway Design Manual.
- Update with the latest Americans with Disabilities Act (ADA) and Circulation Management Plan (CMP) requirements.
- Address truck movement in the County.
- Continue to differentiate between key geographic areas in the County (Valley, Desert, Mountains), due to the diverse needs of the different areas.
- The GPU should conduct an analysis to confirm that the Circulation Element provides the transportation infrastructure necessary to support the County Land use Plan and policies, and/or develop a Circulation Element that does. This analysis should utilize the SCAG subregional model which may need updating/enhancing for the General Plan Update.

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | Implementation | Clarity | Links | Progress | Outcome | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-1 a. Implement Appropriate Highway Design Standards | X | Yes | Yes | No | Yes | Yes | Yes-With Review and Possible Modification |
| TC-1 b Adopt County “Road Planning and Design Standards” as Design Manual | X | Yes | Yes | No | Yes | Yes | No-Already Implemented |
| TC-1 c (i) Increase Roadway Capacity and Safety | X | Yes | Yes | Yes | Yes | Yes | Yes-With Review and Possible Modification Suggest Dropping Grade Separated Arterial Highway Intersections |
| TC-1 c (ii) Limit spacing of highways in Valley and Desert areas. | X | Yes | Yes | Yes | Yes | Yes | Yes,-With Review and Possible Modification. Subsume into TC-1b |
| TC-1 c (iii) Prohibit Direct Access to Major/Secondary Highways | X | Yes | Yes | Yes | Yes | Yes | Yes,-With Review and Possible Modification. Subsume into TC-1b |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

EVALUATION CRITERIA

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|---|---------------------|--|--|--|--|--|---|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-1 d Provide Collector and Local Roads with Appropriate Design Standards | X | Yes | Yes | Yes | Yes | Yes | Yes-Subsume into TC-1b |
| TC-1 e Assist in Development and Implementation of State Highway System | X | Yes | Yes | Yes | Yes | Yes | Yes-Simplify and Make Reference to Conformance with Caltrans Standards, Rather than Specify Details in General Plan. Subsume into TC-1b |
| TC-2 a Require Safe and Efficient Pedestrian Facilities | X | Yes | Yes | Yes | Yes | Yes | Yes |
| TC-2 b Require Design Features for the Disabled | X | Yes | Yes | Yes | Yes | Yes | Yes-Update to Current ADA Requirements. Subsume into TC-1b |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-2 c Develop a County Bikeway Plan | X | 3 | _____ | _____ | _____ | _____ | Yes-County Considers This a SANBAG Responsibility. County Should Have Policy for Bike Routes on County Roadways |
| TC-2 d Provide Opportunities for Rail and Truck Loading and Break-Bulk Facilities | X | 3 | _____ | _____ | _____ | _____ | Yes-With Review and Possible Modification. Trucks are Key Issue for GPU |
| TC-2 e Prepare Long-Range General Aviation Plan for County | X | Yes | Yes | Yes | Yes | Yes | Yes-With Review and Possible Modification. Delete Reference to ALUC |
| TC-2 f Reduce Dependency on the Automobile | X | Partly | Yes | Yes | Yes | Limited | Yes-With Review and Possible Modification. Needs Greater Emphasis with Respect to Land Use Components |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-3 a Maintain Level of Service C on Roads | X | Yes | Yes | Yes | Yes | Yes | Yes-With Review and Possible Modification. Consider Modifying Standard to LOS D |
| TC-3 b Require Traffic Studies for Development Proposals | X | Yes | No | Yes | Yes | Yes | Yes |
| TC-3 c Consider Accessibility Requirements of Land Uses | X | Yes | No | No | Yes | Unclear | No-Too Detailed To Be General Plan Issue |
| TC-3 d Provide Access and Improve Circulation System | X | Yes | No | No | Yes | Yes | No-Replace With Clearer Language And More Focused Policy. Check For Overlay With Other Policies |
| TC-3 e Require Street/Drainage Right-of-Way Dedication | X | Yes | Yes | Yes | Yes | Yes | Yes-Subsume into TC-1B |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-4 a Adopt Road Standards Appropriate to Geographic Constraints | X | Yes | No | No | Yes | Yes | Yes-Make Less Generic and More Specific |
| TC-4 b Develop Road Standards Consistent with City and County Areas | X | Yes | Yes | No | Yes | Yes | Done-Should Review for Need to Update. Place Details in Design Manual not GP |
| TC-5 a Coordinate Financial Plans for Transportation Improvements with Other Agencies | X | Yes | No | Yes | Yes | Yes | Yes |
| TC-5 b Jointly Fund Studies and Improvements with Others | X | Yes | Yes | Yes | Yes | Yes | Yes-With Review and Possible Modification |
| TC-5 c Work with Caltrans on Traffic Mitigation Measures | X | Yes | Yes | Yes | Yes | Yes | Yes |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-5 d Apply for Grant Funding for Transportation Improvements | X | Yes | Yes | Yes | Yes | Yes | Yes-Add Detail. Roll into More Specific Funding Policies/ Actions |
| TC-5 e Coordinate Improvements with Adopted County CIP | X | Yes | No | Yes | Yes | Yes | Yes-Too Vague. Add Detail |
| TC-5 f Participate in SANBAG | X | Yes | Yes | Yes | Yes | Yes | Yes-Too Weak. Strengthen |
| TC-5 g Integrate SANBAG Plans with County General Plan | X | Yes | Yes | Yes | Yes | Yes | Yes-Key Issue. Clearly Define Responsibilities |
| TC-5 h. Participate in SCAG | X | Yes | Yes | Yes | Yes | Yes | Yes-Too Vague. Strengthen |
| TC-5 i Integrate SCAG Plans with County General Plan | X | Yes | Yes | Yes | Yes | Yes | Yes-Modify to Include Advocacy for County Policies as Input to SCAG to Plans |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-5 j Identify Long Range Transportation Corridors and Protect Right-of-Way | X | Yes | Yes | Yes | Yes | Yes | Yes-Too Vague. Add Detail in GPU. Identify Corridors and Programs |
| TC-6 a Development Proposals to Maintain Level of Service C | X | Yes | Yes | Yes | Yes | Yes | Yes-With Review and Possible Modification. Duplicates TC-1 and TC-3a |
| TC-6 b Ensure Improvements Where Facilities Approach/Exceed Capacity | X | Yes | Yes | Yes | Yes | Yes? | Yes-Too Vague. Make Specific |
| TC-6 c Monitor/Report Level of Service on County Roads | X | Yes | Yes | No | Yes | Yes | Yes-Update/Modify as Necessary |
| TC-6 d Implement ongoing Countywide Assessment of Transportation Facility Needs | X | Yes | No | Yes | Yes | Yes | Yes-With Review and Possible Modification |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-6 e Manage Future Development to Maintain LOS Standards | X | Yes | No | No | Yes | Yes | Yes-Too Vague. Focus and Specify in GPU |
| TC-6 f Plan/Construct New Facilities on Basis of County's Adopted Growth Forecast | X | Yes | No | No | Yes | Limited | Yes.-Too Vague. Need to Specify Facilities |
| TC-6 g Ensure Consistency of Facilities with County's CIP | X | Yes | No | Yes | Yes | Yes | No-Redundant. The CIP Should Flow From the General Plan, Not Vice-Versa |
| TC-7 a Install Bicycle Lanes and Sidewalks | X | Yes | Yes | No | Yes | Yes? | Yes-With Review and Possible Modification |
| TC-7 b Seek Alternative Uses for Right-of-Way | X | Yes | No | No | Yes | No | No-Unclear and Not Sufficiently Specific |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-8 a Plan for Emergency Access Needs in CIP | X | Yes | Yes | Yes | Yes | Yes | Yes |
| TC-8 b Designate Potential Evacuation Routes | X | Yes | Yes | Yes | Yes | Yes | Yes-Update/Modify as Necessary |
| TC-8 c Follow Procedures in Emergency Management Plan | X | Yes | Yes | Yes | Yes | Yes | Yes-Simplify to Reference to EMP |
| TC-8 d Caltrans Defined Potential Evacuation Routes | X | Yes | Yes | Yes | Yes | Yes | Yes-Roll into TC –8 b |
| TC-8 e Minimum Public Roadway Standards | X | Yes | Yes | No | Yes | Yes | Yes-Retain Standards. Roll into Design Standards Section. |
| TC-8 f Ensure Adequate Access for Emergency Evacuation/Vehicles for Natural Disasters | X | Yes | Yes | Yes | Yes | Yes | Yes-Update/Modify as Necessary |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-8 g Standards for Roads in Areas with Stops Greater than 30% | X | Yes | Partly | Could be Improved | Yes | Yes | Yes-with Review and Possible Modification. Add Detail, or Refer to Design Manual |
| TC-9 a Coordinate Location and Scheduling of Transit Services | X | Yes | No | No | Yes | Yes | Yes-With Review and Possible Modification. Add Detail/Specifics |
| TC-9 b Integrate Local Transit Services into Valley-Wide System | X | Yes | No | No | Yes | No | Yes-With Review and Possible Modification. Add Detail/Specifics |
| TC-9 c Urge Timely Extension of Transit Service | X | Yes | No | No | Yes | No | Yes-With Review and Possible Modification. Add Detail/Specifics |
| TC-9 d Establish Transportation/Transit Services Between Airports | X | Yes | Yes | No | Yes | No | Yes-With Review and Possible Modification |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-10 Adopt Local Area Transportation Facility Plans with Fee Program | X | Yes | Yes | No | Yes | No-Fees Not Implemented. | Yes-Reevaluate, and Address Implementation Issues Including Political Issues |
| TC-11 a Coordinate with other Agencies/Jurisdictions | X | Yes | Yes | Yes | Yes | Yes | Yes |
| TC-11 b Monitor Cities' General Plan Circulation Elements | X | Yes | Yes | Yes | Yes | Yes | Yes-Add Detail. Focus on Continued Upkeep of Maps |
| TC-11 c Monitor Regional Plans of other Agencies | X | Yes | Yes | Yes | Yes | Yes | No-Duplicative With TC -5 g, h, i. Roll into Consolidated Policy/Action |
| TC-12 a Limit Parcel Access | X | Yes | Yes | Yes | Yes | Yes | No-Put in Design Policies/Manual Not GP |

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| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-12 b Require Public Access to Lots | X | Yes | Yes | Yes | Yes | Yes | No-Put Detail in Design Policies/ Manual Not GP |
| TC-12 c Cul-de-Sac Standards | X | Yes | Yes | Yes | Yes | Yes | No-Put in Design Policies/Manual Not GP |
| TC-12 d Road Grades not to Exceed 12% | X | Yes | Yes | Yes | Yes | Yes | No-Put in Design Policies/Manual Not GP |
| TC-12 e Subdivisions to have Two Vehicular Access/Egress Points | X | Yes | Yes | Yes | Yes | Yes | No-Put in Design Policies/Manual Not GP |
| TC-12 f Subdivision Requirements for Conformance with General Plan | X | Yes | Yes | Yes | Yes | Yes | No-Put in Design Policies/Manual Not GP |
| TC-12 g Subdivision Access Requirements | X | Yes | Yes | Yes | Yes | Yes | No-Put in Design Policies/Manual Not GP |

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If “**YES**” complete all columns

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| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|--|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| TC-12 h Subdivision Dedication Requirements | X | Yes | Yes | Yes | Yes | Yes | Yes-With Review and Possible Modification |

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D-4: Energy/Telecommunications

Findings:

- The County's involvement in energy and telecommunications facility siting has been minimized
- Energy conservation policies are regulatory and should be relocated to Development Code

It is doubtful that any general plan prepared in 2002-2004 could tie together the topics of Energy and Telecommunications tightly enough so to be presented as a single planning issue area. However, the 1989 General Plan did so.

The General Plan contains several policies relating to energy, the siting of telecommunication facilities and energy generation plants, energy conservation, and miscellaneous energy usage issues. The General Plan states, "The increasing cost of energy has stimulated technological research and development of alternative energy sources and efficient telecommunication systems. The use of solar energy for water and space heating is commercially feasible and its use for power generation is now a reality in several large projects in the desert area of the County."

The Energy Conservation policies discuss energy reductions by employing mixed land uses and clustered development in conjunction with telecommuting in an effort to conserve energy and reduce air pollution. The Energy Conservation policies also focus on working with utilities and with the private sector to develop alternative energy resources.

For several years the County's participation in the siting and construction of energy and telecommunications facilities has been minimized due to a lack of County resources. Policies such as the Joint Utilities Management Plan (JUMP) that reference the technical sections in the General Plan, are basically siting criteria. These should be removed from the General Plan and referenced as mitigation measures for future projects in the event the County involvement in the siting process resumes.

The County should focus on developing public/private partnerships, enhancing economic development opportunities with existing and emerging energy technologies such as geothermal, wind, and solar. This is especially true in the desert, where there are greater opportunities to take advantage of the natural energy environment.

In summary, of the forty-nine policies/actions contained in the Energy/Telecommunications Section, twenty, including all of the telecommuting/energy facility siting policies are not being implemented because of the lack of current siting and

construction activity. In contrast, the policies relating to energy conservation are being implemented.

Recommendation:

- Remove technical siting criteria (e.g. JUMP) from General Plan.
- Energy Conservation policies are regulatory and should be relocated to the County Development Code or the Building Code.
- Establish public/private partnerships to enhance energy related economic development opportunities.

EVALUATION CRITERIA

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| ET-1 a and b Energy Facilities | X | | 3 | _____ | _____ | _____ | _____ | No-Too Detailed |
| ET-2 a Inter-Agency Cooperation | X | | 3 | _____ | _____ | _____ | _____ | Yes |
| ET-2 b Inter- Agency Cooperation | X | | 3 | _____ | _____ | _____ | _____ | Yes |
| ET-3 a Inter-Agency Cooperation | X | | 3 | _____ | _____ | _____ | _____ | No-Not Cost Effective |
| ET-3 b, c d Inter-Agency Cooperation | X | | 3 | _____ | _____ | _____ | _____ | No-Not Cost Effective |
| ET-4 Energy Mapping | X | | 1, 3 | _____ | _____ | _____ | _____ | No-Not Cost Effective |
| ET-5 a Staffing | X | | 3 | _____ | _____ | _____ | _____ | No-Not Cost Effective |
| ET-5 b County Intervention | X | | 3 | _____ | _____ | _____ | _____ | No-Not Cost Effective |
| ET- 5 c Information Monitoring | X | X | | Yes | _____ | Yes | Unknown | Yes |
| ET-5 d County Referrals | X | X | | Yes | _____ | Yes | Unknown | Yes |

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If “**YES**” complete all columns

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2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

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| ET-6 a Feasibility Studies | X | 3 | _____ | _____ | _____ | _____ | No-Not Cost Effective |
| ET-6 b Undergrounding Utilities | X | X | Yes | _____ | Yes | Yes | Yes |
| ET-6 c New Design Towers | X | 3 | _____ | _____ | _____ | _____ | Yes-If Coordinated With County Staff |
| ET-6 d Cogeneration | X | X | Yes | _____ | _____ | Unknown | No-Weak Language |
| ET-6 e Power Lines | X | 2 | _____ | _____ | _____ | _____ | No-Not Realistic |
| ET-7 Land Use Compatibility | X | X | Yes | _____ | Yes | Unknown | Yes |
| ET-8 Water Conservation | X | X | Yes | _____ | Yes | Unknown | No-State Law |
| ET-9 a Energy Conservation | X | X | Yes | Yes | Yes | Unknown | No-MEA May Not Be Necessary |
| ET-9 b City /County Joint Energy Standards | X | 3 | _____ | _____ | _____ | _____ | No-Not Necessary/State Law |

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| ET-9 c Energy Media | X | 3 | _____ | _____ | _____ | _____ | No-Not Cost Effective |
| ET-9 d Local Climate | X | 3 | _____ | _____ | _____ | _____ | No-Completed by State |
| ET-9 e Enforce Energy Standards | X | X | Yes | Yes | Yes | Unknown | No-State Responsibility |
| ET-10 a Energy Conservation | X | X | Yes | _____ | Yes | Unknown | Yes |
| ET-10 b Energy Conservation | X | X | Yes | _____ | Yes | Unknown | No-State Legislation Supersedes |
| ET-10 c Energy Legislation | X | X | Yes | _____ | Yes | Unknown | No-State Legislation Supersedes |
| ET-10 d Energy Legislation | X | X | Yes | Yes | Yes | Unknown | Yes-Continue Via Planning |
| ET-10 e Timber Production | X | 3 | _____ | _____ | _____ | _____ | No-Redundant With Air Quality Standards |
| ET-11 a Transportation | X | X (Limited) | Yes | _____ | Yes | Unknown | Yes |
| ET-11 b Land Use | X | X | Yes | _____ | Yes | Unknown | Yes |

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| ET-11 c Land Use | X | X | Yes | _____ | _____ | Unknown | Yes |
| ET-11 d Reduce Trips | X | X | Yes | Yes- SCAG/SANBAG Policies | _____ | Unknown | Yes |
| ET-11 e Reduce Trips | X | X | Yes | _____ | _____ | Unknown | No-Obsolete |
| ET-11 f Telecommuting | X | X | Yes | _____ | _____ | Unknown | Yes |
| ET-11 g Bikeways | X | X (Limited) | Yes | _____ | Yes | Unknown | Yes |
| ET-11 h Parking Standards | X | X (Partially) | Yes | Yes | Yes | Unknown | Yes |
| ET-11 i Parking Standards | X | X (Not Completed) | Yes | Yes | Yes | Unknown | Yes |
| ET-12 Utility Undergrounding | X | X | Yes | _____ | _____ | Yes | No-Building & Safety Standard |
| ET-13 a Energy Conservation | X | X | Yes | No | _____ | Unknown | No-Consolidate and Simplify with ET-11 |

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| ET-13 b Energy Conservation | X | X | Yes | No | Yes | Unknown | Yes |
| ET-13 c Solar Access | X | X | Yes | No | Yes | Unknown | Yes |
| ET-13 d Biomass | X | X | Yes | No | Yes | Unknown | Yes |
| ET-13 e EIR Requirements | X | X | Yes | No | Yes | Unknown | No |
| ET-13 f County Facilities | X | X | Yes | No | Yes | Unknown | Yes |
| ET-14 a Underground Pipelines | | 3 | _____ | _____ | _____ | _____ | Yes |
| ET-14 b Underground Pipelines | | 3 | _____ | _____ | _____ | _____ | No-Done By Others |
| ET-14 c Underground Pipelines | | 3 | _____ | _____ | _____ | _____ | No-Done By Others |

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D-5: HOUSING/DEMOGRAPHICS

THE HOUSING ELEMENT
PREPARED AS A SEPARATE DOCUMENT
AND IS CURRENTLY UNDER REVISION.

D-6: Land Use/Growth Management

Findings:

- General Plan Policies/Actions should be used as a guide for the provision of services and as a tool for harnessing County resources
- Many General Plan programs were a casualty of the financial problems of the early 1990's
- The General Plan is a good regulatory tool but less so a visioning tool
- Growth Management provides support to achieve many County goals including economic expansion and the creation of jobs

As stated on page II-D6-2 of the current General Plan, "...Although all General Plan elements carry equal weight, the Land Use Element is generally considered the most representative of the General Plan, and in practice, is the most visible and often used Element in the General Plan."

Within the General Plan, Section 6 is divided into sub-section (a) entitled "Location, Distribution and Intensity of Land Uses" and sub-section (b) entitled "Growth Management." As a planning tool, these two sub-sections work reasonably well together. They provide a regulatory framework within which to control existing land uses and to address future land development patterns so that they are likely to remain long term assets within San Bernardino County rather than fiscal, physical, and social liabilities.

While much of the policy content of Section 6 has been and is being implemented, a substantial number of the policies and actions have not been utilized during the life of the current General Plan. Of the seventy-two policies and actions included within Land Use/Growth Management, thirty-one (43%) fall into this category. Because the policies and actions vary in importance for achieving the policy directives of the Land Use/Growth Management Section, one cannot make the assumption that 43% of the element is not being implemented. However, the finding is of serious concern.

Curiously, of those policies that are being implemented, several of them are being implemented not, due to the guidance and direction found in the General Plan, but for other reasons. For example, some departments and divisions are implementing programs identified in the General Plan, but the implementing staff states that the program is designed to comply with a requirement of state law and, in fact, they are unfamiliar that there even are relevant policies in the General Plan. This obviously leads to a concern that the General Plan may not be as organizationally relevant as it should be. A lack of a "big picture" dilutes the effectiveness of County resources to achieve its' goals. The scenario just described is not isolated to Section 6 and was found during the evaluation of much of the General Plan. Measures to ensure the credibility and the "buy-in" by the County organization of the General Plan must be a priority in the update process.

Many of the policies/actions found in the General Plan have not been implemented due to the financial situation of the County immediately following the adoption of the last update. The 1989 General Plan anticipated the implementation of several ambitious and often expensive programs. However, neither the financial nor the human resources were available to carry out the programs. As a result, many programs identified as implementation actions within the General Plan were never funded. In domino fashion, other implementation actions that were dependent on the information and products coming out of anticipated programs also became victims of the financial shortfall.

Included as Part Four of this report is an evaluation of the continued need for the County to move forward on a number of the programs that were anticipated to be completed as part of the 1989 update but for whatever reason, often a lack of funding, were not.

The County's General Plan is an excellent regulatory document. This is particularly true when considering the effectiveness of the programs of the General Plan to address the vast size and diversity of San Bernardino County. However, while it is a good regulatory tool, it is less of a "visioning" tool. One criticism that the evaluation team found with the existing General Plan is the lack of a clear vision within the General Plan to provide needed long-term direction for the County. This issue is discussed in the General Plan overview portion of the report. However, a short discussion is presented here since the Land Use section of a general plan presents an opportunity to establish vision.

The ability of the General Plan (and other resource documents) to identify and focus on what is important. "Vision," once it has been defined, is one of the most powerful tools available to the County to guide rather than to be controlled by current events. There is too little in the current General Plan that provides a clear picture of what the future County should look like and feel like, or what is important to the citizens and the Board of Supervisors some twenty years hence. A common vision among decision makers, citizens, and staff will allow resources to be more effectively harnessed and opportunities more readily seized, so that decisions are made consistent with clear goals.

Proportionally, fewer of the Growth Management policies and actions have been implemented than the policies and actions of the Land Use sub-section. The identification and implementation of appropriate Growth Management measures is another powerful tool the County can implement to effectively use its land resources and improve economic vitality. Unfortunately, in recent years, the term "growth management" has, at least to some extent, become synonymous with "growth control." While growth control is often a political statement of a jurisdiction's desire to limit growth, growth management need not limit growth. On the contrary, effective growth management measures will result in better utilization of land, mineral, environmental, financial and other resources. This will result in the County becoming a more attractive place to locate business and industry and provide a better quality of life for its residents. Coordination of County resources with a focus on growth management measures and techniques and a strong vision statement should be a high consideration during Phase II of the General Plan Update.

Recommendations:

- Form a General Plan Staff Advisory Committee of the highest level should be formed under the direction of the County CAO to provide input and guidance throughout the preparation of the Updated General Plan.
- One of the first and highest priorities should be to prepare a Vision Statement with the input received from a broad and extensive public outreach program and from input from the Staff Advisory Committee, which should then guide further work on the Update.
- Strengthen Growth Management as a means of achieving better planning and as an economic stimulus technique.
- The Geographic Information Management System (GIMS) should be implemented immediately as increasing urbanization creates new sets of issues, environmental and other constraints on individual properties multiply, the need for efficiency at the County level grows, and because providing information, quickly and accurately, to the public is both important and expected.

EVALUATION CRITERIA

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|---|----------------------------|---|--|--|---|--|---|
| LU-1 a, d Natural Resources/Development Conservation | X | X | Yes | No | a. Yes d. No | Yes | Yes |
| LU-1 b, c Natural Resources/Protection | X | X | Yes | Yes | Yes | Yes | Yes |
| LU-1 e Conservation Contracts | X | 3 | _____ | _____ | _____ | _____ | Evaluate |
| LU-1 f, g Ecologically Sensitive Areas | X | X | Yes | No | f. Yes g. No | Yes | Yes |
| LU-2 a Residential Standards | X | X | No | No | No | Sometimes | Yes |
| LU-2 b Variable Development Standards | X | 1 | _____ | _____ | _____ | _____ | Yes |
| LU-2 c Revise P.D. Ordinance | X | X | No | No | No | No | Completed, But Evaluate the Need for Further Revision |

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| LU-3 a Promote Commercial Development | X | X | Yes | No | No | Yes | Yes |
| LU-3 b Develop Mutually Supportive Commercial Clustering | X | 10 | _____ | _____ | _____ | _____ | Evaluate |
| LU-3 c Discourage Linear Development of Shallow Depth | X | 10 | _____ | _____ | _____ | _____ | Yes |
| LU-3 d Demand Estimates for Commercial Land | X | 1 | _____ | _____ | _____ | _____ | Yes |
| LU-3 e Commercial Compatibility | X | 10 | _____ | _____ | _____ | _____ | Yes |
| LU-4 a Reserve Industrial Land | X | X | No | Yes | Yes | Yes | Yes |
| LU-4 b, c Industrial Land Use Data | X | 1 | _____ | _____ | _____ | _____ | Evaluate |

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| LU-4 d Establish Enterprise Zones | X | X | Yes | No | Yes | Limited | Yes |
| LU-4 e Incentive Programs | X | X | Yes | No | Yes | Sometimes | Yes |
| LU-4 f Incentive Programs | X | X | Yes | No | Yes | Yes | Yes |
| LU-4 g Industrial Development Standards | X | X | Yes | Yes | Yes | Yes | Yes |
| LU-4 h Industrial Performance Standards | X | X | No | Yes | Yes | Yes | Yes |
| LU-5 Priority Processing | | 3 | _____ | _____ | _____ | _____ | Yes |
| LU-6 a, b, c, d Developing & Maintaining Data | X | 1,2 | _____ | _____ | _____ | _____ | No-Unrealistic Expectation w/o a Parcel Based Geographic System |
| LU-7 a, e, f Sequence of Development | X | X | Yes | Yes | Yes | Yes | Yes |

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| LU-7 b Managed Growth | X | X | Yes | No | Yes | Sometimes | Yes-With Modifications |
| LU-7 c Managed Growth | X | 1,2 | _____ | _____ | _____ | _____ | Yes-With Modifications |
| LU-7 d Managed Growth | X | 2 | _____ | _____ | _____ | _____ | Yes |
| LU-7 g Managed Growth | X | 6 | _____ | _____ | _____ | _____ | No-Previously Dropped |
| LU-7 h Managed Growth | X | 6 | _____ | _____ | _____ | _____ | No-Is Inconsistent With Current County Policy |
| LU-7 i, j Managed Growth | X | 2 | _____ | _____ | _____ | _____ | Yes |
| LU-7 k Capitol Improvements Cost Sharing | X | X | Yes | Yes | Yes | Yes | Yes |
| LU-7 l Payment of Fees | X | X | Yes | No | Yes | Yes | Yes |
| LU-7 m Payment of Fees | X | X | Yes | No | Yes | Yes | Evaluate |

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| LU-7 n Financing Programs | X | X | No | No | No | Unknown | Yes-With Policy Revisions |
| LU-8 a, b Fiscal Analysis | X | X | Yes | No | a. Yes b. No | Yes | Yes |
| LU-8 c Costs of Facilities & Services | X | X | No | No | Yes | Sometimes | Yes |
| LU-8 d Service Levels & Shortfalls | X | 1 | _____ | _____ | _____ | _____ | Evaluate |
| LU-8 e Fiscal Implementation Plans | X | 1,2 | _____ | _____ | _____ | _____ | Evaluate |
| LU-9 a Joint Sphere Planning with Cities | X | 1 | _____ | _____ | _____ | _____ | Yes |
| LU-9 b Sanitary Sewer Connections | X | X | No | No | Yes | Evaluate | Evaluate |
| LU-9 c Annexations | X | X | No | No | No | Evaluate | Evaluate |
| LU-9 d Growth Limits | X | 5 | _____ | _____ | _____ | _____ | Evaluate |

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| LU-9 e JPA's | X | 5 | _____ | _____ | _____ | _____ | No-Assess Within the Context of a New Sphere of Influence Policy |
| LU-9 f Sphere of Influence Considerations | X | X | No | No | Yes | Evaluate | Evaluate |
| LU-10 a Consideration of Other Agencies' General Plans | X | X | No | No | Yes | Too new to determine | Evaluate |
| LU-10 b Input from Other Agencies | X | X | Yes | No | Yes | Yes | Yes |
| LU-10 c Mutual Review | X | X | Yes | Yes | Yes | Yes | Yes |
| LU-10 d Establishment of "Review Areas" | X | 3 | _____ | _____ | _____ | _____ | Restate & Redefine |
| LU-10 e f State & Federal Land Management | X | X | Yes | No | Yes | Limited | Yes |

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| LU-10 g Federal & State Land Exchanges | X | X | Yes | Yes | Yes | Yes | Yes |
| LU-10 h Wilderness & Restricted Natural Areas | X | X | No | No | Yes | Limited | Yes |
| LU-10 i Work with Indian Tribes | X | 4 | _____ | _____ | _____ | _____ | No-Impractical As Written |
| LU-10 j Development Adjacent to Prisons | X | X | Yes | No | Yes | Yes | Yes |
| LU-10 k, l Coordination of Growth Management | X | X | Yes | Yes | Yes | Limited | Yes |
| LU-10 m Traffic Improvement | X | X | Yes | Yes | Yes | Yes | No-Too Vague |
| LU-11 a, b Infill Development | X | 1,3 | _____ | _____ | _____ | _____ | No-Evaluate Within The Context Of An Economic Development Strategy |

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1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
6. Does not support current county policy

7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

EVALUATION CRITERIA

| Policy/Action Number | Mitigation Measure? | <u>Implementation</u> | <u>Clarity</u> | <u>Links</u> | <u>Progress</u> | <u>Outcome</u> | Should Policy/Action be carried forward into the updated General Plan? |
|---|---------------------|--|--|--|--|--|--|
| | | Was policy/action implemented? Yes No* | Does wording provide clear direction to users? | If not a stand-alone policy/action are appropriate links made to other plans and programs? | Was policy/action monitored or capable of being monitored? | Did policy/action provide desired results? | |
| LU-11 c Application Processing Priority | X | 1 | _____ | _____ | _____ | _____ | No-Evaluate Within The Context of An Economic Development Strategy |
| LU-11 d Coordination with Department of Economic & Community Development | X | X | Yes | No | Yes | Limited | Yes |
| LU-11 e Capital Improvement Prioritization | X | 1 | _____ | _____ | _____ | _____ | Evaluate |

* If “**NO**” list reason from choice below and skip to last column
If “**YES**” complete all columns

1. Lack of Funding or Human Resources needed to implement (priority)
2. Other actions need to occur before implementation can occur
3. Responsibility was not assigned
4. Lack of county authority or change in law
5. Lack of continued relevance and/or obsolete
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7. As written policy/action cannot be implemented, e.g. “statement of fact” or “goal” rather than policy or action
8. Duplicates another/action in another section/area-identify duplicated item
9. Conflicts with another policy/action-identify item conflicted
10. Unknown

AN ASSESSMENT OF THE MAPPING SYSTEM

Background

The General Plan identifies and describes the maps proposed as part of the General Plan database in the Land Use/Growth Management Section (pages II-D6-38 through 42). Five series of thematic maps are identified as part of the database. With the exception of the Resources Map, which is somewhat unique (as described below) and the Transportation/Circulation maps, the other maps are on a common scale, labeled “A,” “B,” “C,” or “D” Maps and are largely based upon U.S.G.S. (United States Geological Survey) Quadrangle maps. The maps are maintained in the Land Use Services Department and are more fully described below.

The Land Use Districts Maps represent the location and distribution of the land use districts in the County. The maps combine both the General Plan Land Use Districts and the corresponding Zoning Districts of the Development Code. These maps serve as the Official Land Use Districts Maps. They are referred to as the “A” Maps.

The Infrastructure/Improvement Levels Maps designate the required infrastructure level for development, including roads, water, and wastewater facilities, as described in the charts and text on pages II-D6-32 through 37 of the General Plan. Also identified are infrastructure facilities, including waste disposal sites, sewage treatment plants, public schools, and homeless shelters. There are three different Improvement Level charts that vary for each of the Valley, Mountain, and Desert regions that are used in conjunction with the maps. Therefore, when development applications are being reviewed, a determination must be made as to the applicable region for the proper infrastructure requirements. These maps are referred to as the “B” Maps.

The Hazards Overlay Maps depict areas of known hazards, both natural and man-made. The identified hazards include Noise, Geologic (Seismic & Landslide), Flood, Fire, Aviation Safety Areas, and Hazardous Waste. These maps are referred to as the “C” and “D” Maps.

The Transportation/Circulation Maps show the ultimate planned road facilities for existing and proposed roads in the County. These are represented by the six General Plan Circulation Element Maps for various regions of the County.

The Natural Resources Overlay Maps depict the various natural resources that are described in the Natural Resources Section of the General Plan. These maps have not been completed or maintained at the same level of detail, nor do they relate to individual parcels, as do the other maps described above. In many cases, there is only one map,

approximately 3' x 5' showing hazards in the entire County. To the extent that these maps exist they are generally "reference" maps maintained in the environmental review section of the Advance Planning Division. Some of these maps are "one-of-a-kind" hand drawn maps while others were generated by outside agencies, such as the State Division of Mines and Geology (mineral resource areas), Bureau of Land Management (threatened and/or endangered species), and State Department of Conservation (farmlands maps). Some of the information, especially historic, cultural and paleontological resources, is separately maintained by the County Museum.

General Findings and Analysis

Computerized Database. With the 1989 General Plan Update several objectives were established for the General Plan as listed on page iv of the Executive Summary of the General Plan. These were:

- To meet the requirements expressed in State and case law and produce a legally adequate Plan with internal consistency, consistency between the General Plan and the zoning and useable at the parcel specific level.
- To maximize use of a computerized database and mapping system allowing regular updating of the Plan.
- To create a Master Environmental Assessment system to make the environmental review process simpler and more effective.
- To make the Plan more regionally relevant, recognizing regional and community differences within the County.
- To create a usable plan that is clear, predictable, and standardized.
- To design an official land use one-map system (combined zoning/general plan) to simplify the existing dual system.
- To incorporate growth management techniques.

All of these objectives were dependent, to some degree, upon the County's expectation that a computerized, parcel specific database would be prepared and fully implemented. However, this database has not yet been created. According to the Geographic Information System Strategic Plan 2001, information can be linked to only sixteen percent (16%) of the parcels in the County. This primarily includes areas such as Chino Hills, Highland, Colton, and Victor Valley. The parcel database is near completion in several additional areas, such as the greater San Bernardino Valley, Rancho Cucamonga, Grand Terrace and Barstow, but still requires additional work, including quality control reviews and annotation with assessor numbers and other assessor information. These areas account for another twenty-three percent (23%) of the parcels in the County. The remaining sixty-one percent (61%) of the parcels in the County require development of the parcel data as well as application of the basic assessor's number and assessor information. The completion of a current and comprehensive parcel specific database is a necessary precursor to establishing a fully usable database for the County.

The completion of a current and comprehensive Parcel Base Map is the subject of a separate proposal to the Board of Supervisors from the Information Services Department.

It is our understanding that the Board is considering authorization to prepare a request for proposals. A fundamental policy determination for the General Plan update is to what degree an update of the County General Plan will rely on Geographical Information Systems (GIS) and completion of a comprehensive parcel specific database. A GIS system would significantly assist in improving public service through better access to zoning, resources, and hazards information. A GIS system would also improve the analytical capabilities of the Land Use Services Department by making information readily available to the staff, especially in the regional offices, and allowing staff to electronically search for and compile information rather than manually compiling information. However, even if approved, it may take three to five years to complete the comprehensive parcel database and it could take up to another couple of years to complete assigning the database for Land Use Districts and all the Overlay Maps once the parcel database is completed. Therefore, it could easily be five years or more for the Land Use Services Department to have an automated mapping system with Land Use Districts and Overlays for the hazards, resources, transportation/circulation, and improvement level designations.

An alternative to completion of the Parcel Base Map may be available with the development of aerial photos for the entire County being developed for the Sheriff's Department that will be compatible with the proposed Geographic Information System Parcel Base Maps. This could serve as an outstanding base for the various overlay maps. Otherwise, the proposed Geographic Information System Parcel Base Maps would need to be completed or another base map would need to be developed. Compilation of the overlay information that is compatible with the proposed Geographic Information System Parcel Base Maps will ultimately allow integration of the information so that it can be searched, analyzed and retrieved by Assessor's Parcel Number, address, or owner when the Geographic Information System Parcel Base Maps are completed and the planning information is integrated. Zoning and Land Use designations may need to await completion of the Geographic Information System Parcel Base Maps.

The development of an automated mapping system with Land Use Districts and Overlays for the hazards, resources, transportation/circulation, and improvement level designations would significantly improve the efficiency and overall quality of Land Use Services Department functions, including:

- Accessible and timely provision of land use and overlay information to the public, which could benefit economic development efforts. Currently the County regional Planning and Building and Safety offices only have maps for their region. The maps for the entire County are only available in San Bernardino and only in person or by mail. County staff will not accept phone inquiries and there is no access via the Internet or by e-mail. There is a charge to obtain information for each parcel and it can take several days to send and receive the information in the mail. Furthermore, staff is not always able to immediately process a request due to time constraints and Counter staff may suggest that the information will be mailed, even when a person visits the County in person.

- Provision of accurate and consistent land use and overlay information to the public and staff (in some areas and especially on the “C” and “D” Hazards Maps, the current maps used by Land Use Services are not sufficiently detailed to show specific parcels and are therefore subject to varying interpretation as they relate to specific parcels).
- Reduction of the staff time required to process applications. It can take 20-45 minutes to determine the land use designations and overlay information for each application or parcel and this still does not include some of the resource information that is currently only available in the Environmental Section of the Advance Planning Division. Considering the hundreds of applications processed each year, this consumes hundreds of additional hours of staff time each year.
- Provision of land use information via electronic format by internet access
- Analysis of new land use proposals and development applications. The present cumbersome system of maps and various overlays and the time consuming task of reviewing the maps discourages staff from reviewing projects as they relate to surrounding properties or projects elsewhere in the same community.
- Analysis of existing and potential land use policies, regulations, and development standards, so that it can be determined how many parcels a new regulation may be applicable to or how much land would be affected.

In summary, the availability of a comprehensive computerized database would make the Land Use Services Department much more user-friendly, efficient, and accessible. First and foremost, zoning and land use information could be readily available to the public on demand, potentially via the Internet, making information available outside normal business hours. The system would be more convenient for users who may not have the time to visit the County offices in person, nor would users have to wait several days to receive the information by mail. All segments of the public including residents, applicants and business and industry considering expansion or locating within the County would benefit from an available database. Additionally, a comprehensive computerized database would improve the analytical capabilities of other County departments and divisions, including Economic and Community Development, Building and Safety, County Assessor, Code Enforcement, Public Works, Flood Control, Special Districts, and County Fire. It would allow for better integration of County functions with the ability to access and utilize this information through readily available analytical tools.

The Maps

Land Use Districts Map. The one-map land use system that the County utilizes ensures consistency between the General Plan and Zoning designations. However, this system limits flexibility by not allowing zone changes for minor differentiation of land uses without also currently processing a General Plan Amendment. Because both General Plan Amendments and Zone Changes are legislative acts that require approvals of the legislative body, the one-map system requires any zone change to also be a General Plan Amendment. General Plan Amendments are limited to four per year, creating a tendency of greater scrutiny of General Plan Amendments. The two-map system (a separate

General Plan map and a separate zoning map) allows zone changes to occur without the four-times-per-year limit of the General Plan Amendment process. However, for the general public, there is frequently confusion with two different maps. Many jurisdictions do maintain a one-for-one connection between General Plan land use designations and zoning even if they use two maps. In the County's case, some redefinition of General Plan Land Use districts or Zoning categories should be considered during Phase II to better address flexibility in the zone change process.

Infrastructure/Improvement Level Maps. The Improvement Levels Areas are directly tied to the availability of basic infrastructure required for development (roads and related improvements, water, wastewater facilities, etc.). The Improvement Standards are described in Section II-D6-ii of the General Plan. Improvement Levels range from Level 1 to Level 5, representing five different intensity levels of development. Improvement Level 1 is applied to very urban areas, with incremental differences that result in Level 5, which is applied to very rural areas.

The standards are also slightly varied to respond to the individual character of the Valley, Mountain, and Desert areas. Exemptions are allowed in all Improvement Level areas where the land is divided into larger parcels than the minimum size allowed in the Improvement Level District. Where this occurs, standards for a less intense Improvement Level may be applied. The standards allow for a waiver of paved access and drainage improvements where a subregional plan and a fee or other financing mechanism exists to provide necessary improvements. Currently there are ten adopted facilities plans in the County, nine of which are in the Desert area. However, these plans typically provide only for minimal backbone infrastructure, such as "pilot", or starter roads where highway or collector roads are planned in the Circulation Element.

Improvement Level 3 is applied to areas that may be considered as transitional between urban and rural areas. Such areas may have a significant amount of low-to moderate-density residential development or larger lot sizes, which can be expected to convert to smaller lots or higher density development in the next five to ten years. Development in these areas frequently generates the greatest amount of controversy or disagreement regarding the appropriate level of required infrastructure, often focused on requirements for paved access improvements. In Improvement Level Areas 4 and 5, paved access street improvements, drainage improvements, sewer, water purveyors, and fire flow are not required. As discussed above, paved access and drainage improvements may also be waived in Improvement Level 3 designated areas. The lack of paved access and related drainage improvements often becomes an issue as areas grow. Residents express concerns about access, especially emergency access, increased traffic, road maintenance, and dust from unpaved roads. Dust, especially in the Desert areas and other areas that experience frequent winds, is also a significant contributor to the deterioration of air quality.

These concerns may be most prevalent in locations where facilities plans already exist, since these areas are generally experiencing more rapid development and are in transition to higher intensities of development. These are the areas that should be assessed to

determine whether the designated Improvement Levels should be changed to reflect an Improvement Level that has higher improvement requirements, or where improvement level requirements should not be waived due to air quality impacts or other concerns. Within the areas with facilities plans, many areas may already be designated Improvement Level 3. It may be appropriate to review these areas especially for a change in Improvement Level and/or a change in standards. As mentioned previously, Improvement Level 3 is defined as a transitional designation that may be converting to higher density in five to ten years. Since it has now been over twelve years since these designations have been applied, these designations in particular should be reviewed.

The standards that are applied with the Improvement Levels, especially relating to paved access and pertinent street and drainage improvements also relate to a significant concern regarding the County's general approach to circulation, especially regional circulation needs. In the County standards and requirements there often is little linkage between development and transportation and circulation needs. A comprehensive traffic analysis to determine the projected impacts of the County land use designations has not been performed and concerns do frequently develop regarding highways and roads that are impacted by community and regional traffic, including traffic from outside the County that utilizes the circulation system. The County should consider a review of paved access and related requirements and an increased consideration of the impacts on regional circulation systems from all development.

Hazards Maps. Some of the "Hazards Maps" (the "C" and "D" maps), especially the Noise Hazard, Fire Safety, and Airport Safety Overlay Areas are derived from data compiled on USGS quadrangle maps and have positional accuracy at best of plus or minus 750 feet. Other hazards maps information generally has an accuracy of plus or minus 150 feet. Therefore many parcels may be included or excluded from hazard areas inappropriately. In several areas, especially more rural or less developed areas of the County, the Land Use maps are still hand drawn maps without parcel-level information. Use of these maps requires interpretation and can result in different determinations of applicable overlays and even the land use designation.

While the Hazards maps are generally more available than the resource maps, accurate and consistent determinations are difficult and can be very time consuming. Since the Hazards maps frequently do not have parcel data shown, the determination of the applicable overlays is subject to interpretation and may result in different answers from different staff at different times. It can be very cumbersome and time consuming to review the designations and determine the relation of parcels to surrounding properties and designations. Therefore individual planners frequently do not fully utilize the maps and rely on the information prepared by the Land Use Technician, rather than comparing designations to determine if perhaps additional requirements should be considered due to proximity of adjacent hazards or different Improvement Levels.

Transportation/Circulation Maps. The Transportation/Circulation Maps show the ultimate planned road facilities for existing and proposed roads in the County. However, a current comprehensive analysis has not been performed evaluating the performance of

the County's circulation system, especially in consideration of the impacts of the cumulative growth within the County. Therefore, it is unclear if the planned roads are adequate to serve the projected land uses and no County mechanism exists for ensuring completion of the planned regional road network.

With the anticipated revisions to the SCAG (Southern California Association of Governments) regional traffic modeling capabilities in the next few months, it would be appropriate to consider working jointly with SANBAG (San Bernardino Association of Governments) to develop a Comprehensive Transportation Plan for the County region and utilize the resulting document for the County's Circulation Element. This could also address the requirements of the State mandated Congestion Management Program, addressing whether the planned transportation/circulation system within the County is adequate to serve the circulation needs and also identify potential funding mechanisms for the construction of this system and mitigation of impacts of developing new land uses.

The Comprehensive Transportation Plan also needs to consider the intra-County linkages of major transportation corridors, especially where other Counties are anticipating major new development or transportation improvements that will direct or convey additional traffic into and through the County. Some significant examples of this, aside from the major existing freeway corridors of the 10, 30, 15, and 91/215 freeways, include Highways 71 (Chino Hills), 138 (Palmdale), 18 (Lancaster), 395 (Ridgecrest/Eastern Sierra Nevada), 58 (Mojave/Bakersfield), 127 (Death Valley/Nevada), 95 (Laughlin), 62 (Coachella Valley), and the new potential Reche Canyon corridor (Loma Linda) from Riverside County.

Resource Maps. The current resource maps are not generally accessible to the public or even current planning staff and in some cases are single hand drawn maps. In many cases these maps do not show specific parcels and are of a very large scale and therefore difficult to determine the relation of specific parcels to the resource. Some of the map information, such as mineral resource zones, agricultural preserves, and important farmlands may not have been carried over from the maps in use before the 1989 General Plan update. Therefore, staff may need to reference the old zoning maps for this information. The resource maps are generally maintained in the Environmental Section of the Advance Planning Division, therefore virtually inaccessible to the public and inconvenient for access by current planning staff.

Recommendations:

As a result of the foregoing analysis, the following are recommendations to help improve the County map system and parcel database:

- Use the aerials photo database being developed for the County Sheriff's Department as a base map that will be compatible with the proposed Geographic Information System (GIS) – Parcel Base Maps. On this base compile overlay

maps (layers) in a GIS format that provide the range of geographic information that is necessary to support the planning and environmental impact assessments and to better define the Hazards and Resources overlay designations that are required in the County's General Plan.

- Use the proposed Geographic Information System (GIS) – Parcel Base Maps from the Information Services Department when completed and the overlay maps (layers) in a GIS format as building blocks for the future completion of a fully integrated geographic information system that is capable of being queried and searchable by Assessors Parcel Number, address and owner by individual users, including the public. Land Use and Improvement Level designation layers will also need to be added to the Geographic Information System (GIS) – Parcel Base Maps once completed to develop a system that is fully usable by the land Use Services Department.
- The County should continue use of the single map Land Use Districts system that combines General Plan designations and Zoning.
- The County should review the standards for Improvement Levels, especially relating to paved access, related street improvements, drainage improvements, sewer, water purveyors, and fire flow. These standards may currently be exempted in Improvement Levels 3, 4, and 5. The County should review if these standards are adequate to ensure necessary infrastructure to support development, both immediate and long-term development. This is especially important in Improvement Level 3 areas that are considered transitional where infrastructure for the long term and backbone infrastructure may not be adequately provided for with increases in development intensities.
- The County should consider requirements for stronger linkage between development and regional or backbone transportation/circulation and infrastructure needs and the adequacy of the funding in existing Improvement Facility Districts and facilities fees for backbone and community infrastructure and facilities. Community Plans offer an opportunity to address these needs within local communities through the development of more comprehensive infrastructure planning.
- Conduct an analysis of 2025 forecast traffic volumes related to County land uses evaluating the performance of the existing County Circulation System and to determine transportation infrastructure needs in the County and to confirm that the circulation system will support the County land use policies. Use the existing SCAG subregional model, with enhancements to the model process where necessary to adequately investigate circulation needs in the County areas.
- Use the results of the analysis to modify the Circulation Element where necessary to ensure that an adequate County transportation infrastructure will be provided in the future to support the County Land Use Plan.
- Using the results and understanding gained from the analysis the County needs to develop a leadership role in SANBAG in development of comprehensive transportation strategies, policies, and programs and a Comprehensive Transportation Plan addressing both inter- and intra-County circulation for the County region.

AN EVALUATION OF THE 1989 GENERAL PLAN EIR, MITIGATION MEASURES, AND TECHNICAL BACKGROUND REPORTS

Findings

- 1989 GPEIR would not comply with current CEQA Statutes and Guidelines
- Growth itself falsely equated with impact of the GPU
- Failed to evaluate the GPU as the project
- A number of GPU policies as well as additional recommended mitigation measures identified in the GPEIR have not been implemented
- Implementation of key policies and other measures identified as necessary to avoid or lessen significant impacts have not been systematically monitored, and no information is available to determine whether these measures accomplished what was intended
- Difficult to determine how policies should be implemented or who would provide the County oversight
- Illustrations few in number and of little value to reader
- Alternative analysis was inadequate by today's standards and of little value for rational decision-making
- GPEIR has had little utility in the day-to-day activities of County planning staff and does not provide sufficient analysis to use for tiering in the preparation of project-level or area plan-level CEQA documentation.

Analysis

A. Type and Purpose of EIR.

A Program EIR was prepared to address the environmental consequences associated with the comprehensive 1989 General Plan Update ("GPU"). This report will hereinafter be referred to as the "GPEIR." Pursuant to Section 15168 of the State CEQA Guidelines, a Program EIR is intended for projects such as a general plan update that involve a series of related actions such as the adoption of jurisdiction-wide rules and regulations and governing policies that are related logically and geographically. As noted on page I-2 of the GPEIR, the scope of the document was focused on the secondary effects, i.e. the long range, cumulative impacts resulting from plan implementation. Subsequent, more detailed evaluations would occur in conjunction with individual projects and local land

use and infrastructure plans. This approach is consistent with Section 15146(b) of the CEQA Guidelines.

In addition to the identification of long-range, cumulative effects, the GPEIR was intended to provide information about anticipated growth that various other government agencies and County departments could use in planning for future facilities/services they are responsible for.

B. Analytical Approach

Growth Forecasts. Two basic approaches to the assessment of long-range growth impacts were utilized in the GPEIR. One approach was based on a general plan “buildout” scenario, i.e., all areas within the County would be developed in accordance with the official land use designations in the proposed GPU, and at the full intensity allowed under the GPU. This was acknowledged as a theoretical forecast, with no specified time frame, given the many variables affecting the location, timing, intensity and rates of growth that could occur. Total, countywide population and housing at buildout were estimated at 4.5 million persons and 1.8 million dwelling units, but these figures were not disaggregated into cities, unincorporated areas or regions for the purpose of any analyses. Impact assessment based on the buildout scenario was conducted for issues involving natural hazards, man-made hazards, and natural resources, corresponding directly to the 20 planning issues addressed by the GPU. Estimated short-term (next five years) and long-term growth areas were identified on two maps, one for the Valley and Mountain regions, and the other for the Desert region. No other illustrations we provided to assist the reader in understanding the environmental conditions and potential future changes in those conditions.

The GPEIR also assessed growth-related impacts based on the year 2010 population, dwelling units and job forecasts adopted by the Southern California Association of Governments (SCAG). The SCAG projections were (are) developed for a variety of comprehensive regional planning programs pertaining to transportation systems, air quality, water and wastewater, and growth management and were (are) the appropriate set of projections for the purpose of the GPEIR. The distribution and intensity of growth was estimated in accordance with the SCAG projections, with a large majority of growth expected to occur in existing urbanized areas. Patterns of growth were predicted to differ from region to region, with the greatest percentage of growth projected in the Mountains and Desert regions, and the most total population increase to occur within the Valley. Forty-six percent of countywide growth was predicted to occur within the unincorporated territory. Impacts were assessed on the basis of the year 2010 projections, primarily for issues involving man-made resources (public services, transportation, water and wastewater service, energy/telecommunications, solid waste management and jobs/housing balance).

Buildout Scenario vs. Time-Based Planning Horizon. There is a huge gap between the current countywide population (approx. 1.76 million) and the projected buildout population (4.5 million). With a county as large and diverse as San Bernardino County,

and given the variability of socio-economic influences that will determine the pace, locations and intensities of future growth, it is all but impossible to predict what a 'buildout' scenario would represent, or of when such a theoretical event would occur, if ever. This emphasis on countywide buildout' made it impossible to isolate impacts within unincorporated areas, or to quantify and highlight impacts that would directly affect County services and facilities. None of the County departments or other governmental or quasi-governmental agencies such as local school districts can plan for impacts to their services and facilities based on such an extremely speculative and exceptionally long-range scenario. As such, the buildout scenario was neither reasonable nor appropriate for the purpose of assessing the GPU. Despite these constraints, the GPEIR did an excellent job of describing, *in strictly qualitative terms*, the kinds of environmental effects that would likely result from long-term growth based on the official land use plan.

Assessing impacts based on a reasonable, time-based planning horizon such as the SCAG year 2010 projections would have had much greater utility for various planning programs, including the GPU. Furthermore, this approach would have provided for greater consistency between the GPU and other regional and subregional planning programs affecting San Bernardino County.

Impact Assessment. A fairly typical approach was taken to the assessment of environmental impacts, organized around the same 20 planning issues that were the main elements of the GPU itself. This included a description of each environmental issue in terms of existing conditions (applicable plans, policies, and regulations plus description of existing resources and/or issues), potential buildout' effects of implementing the GPU, and mitigation measures to reduce or lessen the intensity of potential effects. Information developed for the GPU background reports was the primary source for the description of existing conditions and environmental issues.

The analyses presented in the GPEIR are generally conducted within a countywide or regional context, where impacts associated with growth are a composite of the growth within cities as well as unincorporated areas. This is a comprehensive approach; however, it prevents identification of distinctive impacts associated with the County's GPU. This is considered a major flaw that should not be repeated in the second phase of the current general plan update program.

Growth Forecasts as the Impact vs. Growth as Defined in GPU. A fundamental element of the GPEIR approach to impact analysis was to equate growth with impact, then assess the mitigating effects of the proposed GPU and determine whether the GPU would reduce all significant impacts to less than significant. While this was and still is a common approach to a general plan EIR, it is flawed because it does not properly address the effects of the project, in this case, the proposed general plan. If growth itself is defined as the impact, then the effects of the general plan policies in shaping that growth are not recognized, except as mitigation measures, and the effects of the general plan itself are lost in the process. A better approach would focus the impact assessment on the proposed plan and its estimated physical manifestations, then compare the identified

impacts to appropriate significance thresholds to determine whether the proposed GPU would result in significant impacts that can or cannot be avoided through mitigation measures that are more specifically tailored to the impacts in question. To accomplish this approach to project and impact definition, extensive forecasting and mapping of anticipated growth patterns and intensities would be required. Quantification of the estimated growth-driven traffic volumes and demands for utilities and public services would also be necessary.

A major benefit of this alternative approach is the ability to identify significant effects associated with one or more groups of policies with respect to a variety of environmental factors. With an understanding of the environmental implications of a set of policies during the development of those policies, participants in the general plan update process would have additional useful information with which to consider the merits of the policies under consideration, and to make adjustments if there were concerns about avoiding certain significant environmental effects. This approach would be most effective if the GPEIR were prepared concurrently with the general plan update, instead of after the plan is updated, so that policies and monitoring responsibilities can be adjusted, clarified, or revised, as desired, before the draft plan is circulated for public review and comment. If the GPEIR were prepared after the general plan update was drafted, there would be a higher probability that significant impacts could be identified that would require mitigation beyond the policy framework included in the draft plan. In turn, there would be more pressure to look for alternative general plan policies to avoid significant impacts, or to identify mitigation programs that would necessitate potentially onerous mitigation monitoring and reporting procedures on an ongoing basis.

Thresholds of Significance. A key aspect of any EIR is the criteria by which impacts are determined to be “significant,” i.e. will have a substantial, adverse effect on the physical environment and/or human beings. These criteria are often referred to as “Thresholds of Significance.” In the GPEIR, the thresholds were defined in accordance with the now defunct guidelines formerly provided in Appendix G of the State CEQA Guidelines, and supplemented with customized criteria developed for the unique issues of the GPU. The GPEIR thresholds were well conceived and were appropriate for the purpose of the GPEIR. In reaching a significance determination, the GPEIR qualitatively estimated the impacts of growth, and then considered the mitigating effects of the GPU policies pertaining to the issue of concern.

At the time the GPEIR was prepared, Appendix G was the most widely-used set of thresholds used by lead agencies throughout the state. Appendix G and the entire list of thresholds was substantially revised in 1999 to provide greater clarity, to eliminate a number of criteria that were no longer pertinent, and to change the focus on utilities and public service systems impacts to the physical effects associated with changes in those facilities, rather than on meeting anticipated demand.

Impact significance was defined in accordance with a four-level classification system, as follows:

| | |
|------------------|---|
| Class I | Adverse, significant impacts that cannot be reduced or mitigated to below a level of significance |
| Class II | Adverse, significant impacts that can be mitigated to below a level of significance |
| Class III | Adverse, but not significant, impacts |
| Class IV | Beneficial impacts |

This classification system is not specified in the State CEQA Guidelines. Identification of adverse, but not significant impacts (Class III) and beneficial impacts (Class IV) is not required. Adverse/not significant impacts do not require mitigation, and generally involve minor changes in the physical environment that fall well below most thresholds of significance. In many cases, discussion of such impacts is both unnecessary and useless. Beneficial impacts can often occur as a result of project or plan implementation, and those benefits are often among the project design criteria or the planning objectives. While environmental benefits of a project or plan should be noted, identifying such benefits as part of the impact assessment does not address the main purposes of an EIR, which are to inform public agency decision makers and the general public of the significant adverse effects, and of ways to lessen or avoid such effects, prior to taking any action on that project.

The GPEIR did not consistently apply the four-tier significance classification format. For example, in the discussion of impacts under Public Service, there is no identification of impact significance before or after mitigation.

In some instances, the GPEIR presumed that significant impacts could result, even after implementation of the pertinent GPU policies, based on a negative (pessimistic) outlook with respect to expectations concerning the success of those policies. This is an improper and overly speculative approach to determination of impact significance, because no factual or logical basis for concluding that the policies would not work was provided. In other instances, a conclusion of unavoidable significant impacts was reached on the basis of improper reasoning that falsely equated negative events caused by nature or by human failure with an impact of the GPU. Two pertinent examples of such questionable logic involve the assessment of geological and flood hazards, as discussed below.

Example 1: Unavoidable Significant Impacts-Geological Hazards

The GPEIR concludes that there will be unavoidable significant seismic hazard impacts, involving damage to existing structures that are not adequately retrofitted with structural reinforcements before the next major earthquake event, damage to existing federal or state-owned structures such as dams, and impacts to buildings, structures

and persons resulting from a larger than expected earthquake event or movement along an unknown fault. This logic is an example of falsely equating negative events with impacts of the GPU. There is no cause-and-effect between the GPU and any earthquake event; therefore, the GPU would not be responsible for damage to unreinforced masonry structures or other structures without adequate structural support, no matter where they are located or who owns them. Obviously, the GPU cannot be held responsible for earthquake events of severe magnitudes that have not been predicted by geotechnical experts. The appropriate criteria for determining whether the GPU and additional measures would reduce potentially significant impacts to less than significant is whether the measures listed are directly applicable to and effective in the reduction of the range of geological hazards affecting San Bernardino County.

Example 2: Unavoidable Significant Impacts-Flood Hazard

The GPEIR concludes that existing development located in flood prone areas could still be subjected to significant flood hazards, even with implementation of all pertinent GPU policies and the project-specific review measures discussed on page VIII-48. This conclusion also falsely equates a negative event with a GPU impact. Obviously, storm intensities are not created or affected by GPU policies and if a property owner is willing to maintain and/or live in a structure located within a flood prone area, the GPU would not be responsible for any damage suffered to that owner/property during flood conditions. The focus should be on whether the GPU policies adequately and completely address the range of flood hazards that are directly affected by the GPU (such as new development proposals in flood-prone areas) and whether the GPU policies are properly and fully implemented. For example, if one or more GPU policies would allow new development to occur in flood hazard zones without mitigating the flood hazard prior to development, then it would be logical to conclude that the GPU would result in unavoidable significant impacts.

It would be more appropriate to assume that the mitigation measures (including GPU policies) will work as intended. That is the only way to allow for a logical determination as to whether those measures would reduce impacts to less than significant. This pragmatic approach requires more attention to the practicality of the policies/measures and on how they would be implemented and goes beyond the highly conceptual level of thinking that pervaded the GPEIR.

Mitigation Measures. For all of the planning issue areas analyzed in the GPEIR, the GPU policies were identified and discussed as mitigation measures, and presented in summary form within each of the issue areas analyzed in Section VIII. In Section II (Summary of Environmental Impacts), Table II-1 lists all of the GPU policies considered essential for

mitigation of the impacts described under each issue, and also indicates whether those measures would reduce impacts to less than significant. In some cases, all of the applicable GPU policies are identified as “essential” mitigation measures, while in other cases, only selected policies are listed as essential. The text of the GPEIR does not explain how these distinctions were made, so it is difficult to understand the rationale behind the determinations of what policies were and were not essential to mitigate the significant impacts in question. Table II-1 also notes where additional mitigation measures could be employed to reduce impacts beyond the level of mitigation provided by the essential GPU policies. These noted areas correspond to descriptions of a range of additional measures presented in the discussion of mitigation measures for each issue area, in Section VIII.

Mitigation Measures Not Implemented. Table 1 summarizes the GPU policies identified in the GPEIR as essential to the mitigation of environmental impacts that have not been implemented. Table 2 summarizes the “additional” recommended measures discussed throughout Section VIII that have not been implemented. Both tables were developed on the basis of the Consultant team’s evaluation of the implementation of the entire set of general plan policies/actions. Please refer to Part B of the Evaluation of the Existing General Plan for brief descriptions of the policies listed in Table 1, and the main reasons why they were not implemented.

Table 1: Essential GPU Policies Not Implemented

| | |
|--------------------------------------|---|
| Geologic Hazards | GE-1b, GE-2a, GE-2d, GE-4d, GE-4f, GE-5a and b, GE-6a, GE-6d, GE-7, GE-8b-g, GE-10f, GE-11b-d, GE-13, GE-14a-d. |
| Flood Hazards | FL-2a, FL-2d, FL-3d-e, FL-7d |
| Fire Hazards | FR-1a-g (Fire Master Plan), FR-2b and c, FR-3c, FR-4c, FR-4h |
| Wind and Erosion | WE-1a-e, WE-3c and d, WE-4 |
| Noise | NO-2b, NO-3b, NO-3d, NO-4a,c,d,e, and h |
| Aviation Safety | AV-1c-e, AV-2, AV-3a and b |
| Hazardous Waste | HW-8c, HW-13d, HW-14, HW-16, HW-21, HW-22, HW-23, HW-24 |
| Biological Resources | BI-1a, BI-1d, BI-2, BI-3, BI-4c,d,f, BI-5a and c, BI-6a-d |
| Cultural & Paleontological Resources | CP-2a and b |
| Air Quality | AQ-1b, AQ-2c |
| Water Supply/Quality | WA-1c(i), c(ii), c(iv), d, WA-3d, WA-4a and b, WA-6c,d,f,g,I, WA-7, WA-8j, WA-9d and e |
| Open Space/Recreation/Scenic | OR-1c-e; OR-2, OR-3b,d,f,j; OR-4 |
| Soils/Agriculture | SA-2a,b,d,e,h,i,j,k,l,m(i),n,o,p,q,r(i),r(iii),r(iv),s,t,u,v; SA-3c-d; SA-4b |
| Minerals | MR-1c-e; MR-3a,c,d; MR-5b |
| Wastewater | WW-2a,c,d; WW-4b; WW-6b-d,f,g; WW-7a-c; WW-8b; WW-9a-b |
| Solid Waste | SW-2c,e; SW-3c,e,f; SW-4; SW-5b,c; SW-6a-c |
| Transportation/Circulation | TC-2c,d |
| Energy/Telecommunications | ET-1a-b; ET-2a-b; ET-3a-d; ET-4; ET-5a-b; ET-6a,c,e; ET-9b-d; ET-10e |
| Land Use/Growth Management | LU-1e; LU-2b; LU-3b-e; LU-4a-c; LU-5; LU-6a-d; LU-7c-d, g-j; LU-8d-e; LU-9a,d-e; LU-10d,I; LU-11a-c,e |

**Table 2: Additional Mitigation Measures Recommended
But Not Implemented**

| | |
|---|---|
| Geologic Hazards | <ul style="list-style-type: none"> • County-generated hillside land use plans based on geotechnical analysis related to landsliding. • Program to identify and develop mitigation for seiche hazards. • Compile inventory of structures located in liquefaction hazard areas countywide and make information available to property owners |
| Flood | <ul style="list-style-type: none"> • Additional mapping of flood plain areas • Preparation of Master Drainage Plans and implementation of flood control facilities recommended therein • FEMA and the SBCFD “flood-prone” maps should be reviewed and updated periodically • Flood forecasting and warning services should be established to indicate river stage flooding • Implement measures to improve watershed management • Specific hydrology and hydraulic studies should be prepared at the time new developments are proposed |
| Fire | No “additional” measures were recommended. |
| Wind | No “additional” measures were recommended. |
| Noise | <ul style="list-style-type: none"> • Project specific measures for site planning that dictate placing noise sensitive land uses between the sources and receiver, and orient buildings to shield outdoor spaces from noise sources |
| Aviation Safety | <ul style="list-style-type: none"> • Require ALUC review of projects and land use recommendations outside designated Safety Areas when statistical analysis of accidents from and airport facility suggest the need. • ALUC should adopt a review process and recommend against particular developments proposed around heliport facilities <p><i>Please note that the ALUC’s were terminated several years ago.</i></p> |
| Hazardous/ Radioactive Materials | Use of risk assessments and project-specific technical and environmental analysis to generate additional mitigation measures which should augment state and federal policy measures. |
| Biological Resources | <ul style="list-style-type: none"> • Public education regarding sensitive biological resources and the conservation should be incorporated into large or controversial projects at the expense of the developer • Proposed impacts to highly sensitive species shall create new and suitable habitat before disturbance to the existing habitat is allowed, and bond funds shall be required for appropriate projects to be used as a guarantee |

| | |
|--|--|
| Cultural/ Paleontological Resources | No “additional” measures were recommended. |
| Air Quality | <ul style="list-style-type: none"> • Develop a monitoring program to track the projected population increase and vehicle mile traveled from approved projects, if such projects exceed SCAG growth forecast, then approval of such projects should be limited until growth is consistent with SCAG • Continue to enforce the New Source Review, where BACT and offsets are required for all non-attainment pollutants • Continue to evaluate sources of toxic air contaminants with respect to New Source Performance Standards |
| Water Supply & Water Quality | Additional measures were implemented. |
| Open Space/Recreation Scenic | <ul style="list-style-type: none"> • Development and administration of a transfer of development rights program • Involvement of nonprofit organizations, such as the National Conservancy and Trust for Public Land to acquire and manage open space |
| Soils/Agriculture | <ul style="list-style-type: none"> • Inventory important and valuable farmlands with the County and utilize the data for decisions regarding conversion or relocation of agricultural activities • Provide additional incentives (taxes, services) to relocate appropriate types of farming to desert areas identified as suitable for long-term agricultural development • Establish a program to provide and distribute water supplies to potential agricultural areas identified as suitable for relocation efforts • Emphasize the designation of agricultural preserves in areas currently undeveloped important and valuable soils where other conditions are amenable to agricultural use |
| Minerals | Additional measures were implemented. |
| Wastewater | <ul style="list-style-type: none"> • Project-specific mitigation to be implemented include: moratorium on all development in those areas identified as having wastewater problems, such moratorium shall remain in effect until the policies in the GPU are implemented; and no development shall be permitted in areas where funding sources for projected improvements to infrastructure have not been identified |

| | |
|---------------------------------------|--|
| Solid Waste Management | <ul style="list-style-type: none"> • Preparation of site specific solid waste management plan • Payment by the project proponent, outside normal taxation, for expansion of local solid waste services or facilities • Implementation of waste processing and disposal improvements such as development of composting or incineration programs • Development of on-site source separation and recycling programs |
| Transportation/Circulation | Additional measures have been implemented. |
| Energy/Telecommunications | No additional measures were recommended. |
| Housing/Demographics | No additional measures were recommended. |
| Land-Use/Growth Management | No additional measures were recommended. |
| Public Services | <ul style="list-style-type: none"> • Schools: local funding mechanisms, such as General Obligation bonds and community facility district fees • Law Enforcement: adopt a public service impact fee to be levied on all new developments and apportion parts of the revenues to law enforcement |
| Intergovernmental Coordination | No additional measures were recommended. |

Other Notable Aspects. There is an extensive discussion of approaches to and benefits of resource management programs that follows the impact analyses and mitigation measures in the Biological Resources section of Chapter VIII. This is an unusual forum for such a discussion and goes well beyond the requirements for an EIR as prescribed in the State CEQA Statutes and Guidelines. It is well written and offers a number of good ideas; however, it does not address impacts of the GPU and does not provide any information that would enable the County's decision-makers to make any of the required findings for certification of the Final EIR. This kind of discussion would be more appropriate as part of an information package developed for some type of forum that is specifically intended to explore strategies for biological resources management.

The GPEIR evaluated impacts with respect to the demand for additional services and facilities and whether existing programs and/or GPU policies and actions would meet the projected demand. This approach has been replaced in recent years by a focus on the environmental effects associated with building new or expanding existing facilities. Under the current CEQA Guidelines, it is still important to have some sense of the future demand for public services resulting from a project or plan, but that projected demand must then be translated into some reasonable expectations of the size and locations of the new or expanded facilities required to satisfy the projected demand, so that the environmental effects of future facilities can be assessed.

C. Alternatives Analysis

This mandatory EIR section evaluated four alternative general plan scenarios:

1. *No Project*. This was defined as no changes to the existing general plan.
2. *Lower Density*. This was defined as development within 60%-80% of the maximum allowable development intensity for all land use categories, which was identified as the most probably development scenario likely to occur, given ‘typical’ practice to develop at lower than allowable densities to reduce opposition from surrounding land uses and existing residents.
3. *Higher Density*. This was defined as “minimizing land consumption and housing costs by encouraging higher densities.”
4. *Existing Jobs/Housing Trend*. This was defined as a continuation of the then-current jobs/housing ratio of 0.66 through the year 2010, contrary to SCAG’s regional growth management plan and the County’s jobs/housing balance objective.

It appears that the GPEIR evaluation of alternatives was nothing more than an academic exercise intended to provide the minimum level of effort to satisfy the CEQA Guidelines. The level of description and extent of analysis presented in the GPEIR would be insufficient under the current CEQA Guidelines and professional practice, as discussed below.

The entire description of the differences in the alternatives consists of unsubstantiated estimates of housing unit potential in rural, single family and multi-family districts for the proposed GPU, the Lower and Higher Density Alternatives and the Existing Jobs/Housing Trend Alternative. There is no quantification of housing units associated with the existing general plan, and there is no description of any other land use features that would represent long-range growth under the various alternatives. There is no other quantification of any environmental impact factors such as water consumption, wastewater generation, solid waste generation, traffic, parkland demand, etc. The GPEIR also assumed that the number of acres allocated to each land use category would be identical for all alternatives; this is an unreasonable assumption that is not supported by any rationale, and appears to have been just a convenient way to simplify quantitative estimates and comparisons.

The Lower Density Alternative was defined as a more realistic scenario than the proposed general plan densities. If this was the thinking, then the entire EIR should have analyzed the consequences of the GPU at this reduced level of density, because an EIR is supposed to avoid speculative forecasts.

There are no maps to illustrate the clustering concepts in the Higher Density Alternative, and the estimated amount of units shown in the comparison tables indicate an increase in density for the rural living districts, no change in density for the single family districts

and a 22% increase in density for the multi-family districts. Based on these estimates, there is no reasonable way to determine where ‘real’ clustering (i.e. compact development separated by open space) would occur and how land consumption would be reduced as a result. In the analysis of this alternative, it is presumed that this scenario could substantially worsen the jobs/housing ratio, if the level of job creation does not also increase substantially. While that is a sound argument, it serves to illustrate how simple-minded this alternative was, since it would have been appropriate to increase the amount of land and/or allowable development intensities allocated for job-creating land uses to balance the higher number of housing units. The GPEIR did not address any other land use scenarios beyond the minor variations in total, countywide housing unit estimates.

Since one of the main objectives of the GPU was to improve the jobs/housing balance, then the Existing Jobs/Housing Trend Alternative should not have been analyzed, since it is a direct conflict with that key objective. Alternatives must be capable of achieving most, if not all, of a project’s key objectives, in order to be considered reasonable, as opposed to an artificial analytical construct that would not be given serious consideration in the decision-making process.

Since there were no estimates of the number of housing units projected for the existing general plan, it is not possible to examine the reasoning that led to the conclusions that this alternative would result in greater levels of impact than the proposed GPU with respect to wastewater systems, solid waste management, transportation/circulation, jobs/housing, or public services. Presumably, these conclusions were based on some calculations that determined that the existing general plan would yield more housing units and thus more population-based demand for utilities and public services. If this was the logic, then the conclusion that this alternative would have a similar level of impact as the GPU with respect to water supplies does not make sense.

D. Mitigation Monitoring and Reporting

On January 1, 1989, Assembly Bill 3180 became effective and added Section 21081.6 to the California Public Resources Code. This established a new requirement for Lead Agencies throughout the state to adopt a mitigation monitoring or reporting program (“MMRP”) whenever they are adopting a Mitigated Negative Declaration or certifying an EIR that contains mitigation measures that are required to avoid, reduce or compensate for a significant environmental impact. A MMRP is a mechanism to track the implementation of mitigation measures identified in the MND or EIR as necessary to avoid or reduce a significant impact. The purpose of a MMRP is to ensure that the mitigation measures are properly and timely implemented and that there is a record of compliance that is verified by a responsible authority, which, in most cases, is Lead Agency staff. In section VIII of the GPEIR, the new legislation is acknowledged and the purpose and possible manner of implementing the MMRP requirements is discussed. The recently enacted legislation did not exempt general plan EIRs from these requirements, but curiously, the GPEIR discussion ends with uncertainty as to whether a MMRP would need to be adopted for the GPEIR. In fact, no MMRP was adopted for the GPEIR.

As shown earlier, in Tables 1 and 2, above, a number of the GPU policies, and a number of the “additional mitigation measures” recommended in the EIR, were not implemented. In several issues there is no clear linkage between the development of the GPU and the GPU EIR with respect to ensuring that all of the EIR mitigation measures were incorporated into the GPU. While the GPEIR has many references to GPU policies that would achieve the desired mitigation strategies, there is no indication that the “additional” measures listed in the EIR were considered prior to adoption of the GPU. Had an MMRP been prepared as part of the Draft GPEIR, or prior to certification of the Final EIR, the instances of disconnect between the “additional mitigation measures” listed in the GPEIR and the approved GPU may have been avoided.

E. Usefulness of GPEIR in County’s CEQA Procedures

While the 1989 GPEIR was well organized, well written and provided a comprehensive environmental impact assessment of the long-range implications of the updated General Plan, County staff and environmental consultants typically do not utilize the document during preparation of a CEQA compliance document. Perhaps the most significant impediment to its utility is the very broad scope of analysis that is limited to a generalized assessment of long-term, cumulative impacts associated with the projected levels and patterns of growth that were developed for the 1989 General Plan. This scope of analysis did not provide a sufficient level of information or any analytical criteria to guide the review of current development projects or to estimate the impacts of localized land use plans or periodic modifications to infrastructure plans and facilities. The mitigation measures consist of references to General Plan policies and other programmatic strategies that are difficult, if not impossible, to apply at a project level of review. There are 17 exhibits contained in the GP EIR, however, these do not contain sufficient geographic detail and/or sufficient information to assist in the identification of key constraints or significant resources to be considered in a project or specific plan-level CEQA document. None of the Resource or Hazards Overlay Maps that were identified as key elements of the GPU have been completed. Given the foregoing considerations, and the many changes that have occurred throughout the county over the last 12+ years, an extensive revision to the format and content of the EIR to be prepared in the second phase of the current general plan update will be necessary.

Recommendations

- Re-format in accordance with current State CEQA Guidelines, using the impact topics set forth in Appendix G (Environmental Checklist)
- Analyze the preferred GP as the project, and estimate its physical manifestations at ground level as the basis for impact analysis
- Utilize 20-year growth forecasts that are consistent with other regional planning forecasts
- Prepare EIR concurrently with general plan update process to provide additional ‘testing’ of alternatives under consideration

- Develop realistic alternatives that address the key objectives of the general plan update, while providing meaningful and well-defined differences with respect to their physical manifestations on the ground
- Prepare a MMRP as a component of the EIR, to clarify and strengthen the effectiveness of EIR mitigation measures and corresponding GP policies
- Develop GIS maps for the EIR (ideally, same base maps developed for the general plan update), to illustrate existing conditions and to overlay general plan scenarios to show spatial extent of potential impacts
- Develop ‘customized’ significance thresholds outside of the GP EIR—as an additional component of the general plan update, through a subsequent amendment to the general plan, or through an independent process to amend the County’s Rules and Procedures for Implementing CEQA .

COMMUNITY PLANS

What is a Community Plan?

Community Plans, as a planning tool, can be complimentary to and part of the General Plan. Defined in the Public Resources Code, these plans can act as supplemental or local general plans and development standards (zoning) to an area smaller than that covered by the General Plan, and can provide more specific or unique guidelines for orderly development which reflect the character or wishes of the local community. In San Bernardino County, Community Plans emerged as the collective vision of the local area residents and stakeholders for development in the unincorporated County areas with specific community identities. During the 1980s, the County developed and used fourteen Community Plans.

Why have Community Plans?

The importance of Community Plans to their respective areas is clear. Unincorporated communities without the fiscal ability to incorporate as their own City, yet with a clear and strong community identity have sought to preserve their community character and spirit through these plans. The plans can include development standards, infrastructure plans and implementation plans that detail how the plan is to be implemented, who implements the plan, and how to pay for what is implemented. This level of detail demonstrates a clear direction and overall vision for the community.

What happened to them in the 1989 Update process?

During the 1989 General Plan Update, the “Community Plans” ceased to exist as policy documents, and were replaced by Section III of the General Plan. The Community Plan areas evolved into Regional/Sub-regional Planning Areas. The 1989 Update divided the County into three regions, Valley, Mountain and Desert, and eight sub-regions which then include over forty (40) planning areas. These sub-regions are coterminous with U.S. Census Regional Statistical Areas (RSAs), which gives some structure to the areas and, more importantly, provides a convenient data source for the areas. The planning areas within the sub-regions are comprised of every sphere of influence of every city in the County, the previously existing community plan areas, and areas with adopted or proposed specific plans. The 1989 Update proposed that comprehensive plans be developed for each of the sub-regions. These plans were not completed.

The land use designations and residential development standards contained or identified in the Community Plans were incorporated into the land use maps and text of the General Plan and the Development Code. With the exception of Phelan and Lucerne Valley, none of the commercial or industrial development standards were formally adopted into the Development Code due to time constraints, budget restrictions and staff restrictions. The downturn in the economy derailed plans to fully incorporate these commercial and industrial development standards. As a result, when a commercial or industrial project is processed in a community plan area, the residents often insist that the now-defunct Community Plan standards be applied to the project. Unfortunately, because the standards were not incorporated into the Development Code, the standards from the Community Plans have no regulatory authority and are not consistently applied to development projects.

What is the result of their cessation?

The County recognizes the uniqueness of many of the communities within the County and their individual needs. However, while Section III recognizes these areas, with the elimination of the more comprehensive Community Plans, actual, detailed individual needs have been lost. The vision and direction for the communities has not been preserved, and Section III does not provide clear direction, policies or goals for each area. The subsection on Phelan is the most extensive, partially because it was a Community Plan in progress at the time of the adoption of the 1989 General Plan Update. Phelan's section was included in a more comprehensive manner than the other communities' plans. Other plans became lists of policies and actions, without goal statements to guide development decisions. The lack of commercial and industrial guidelines in the development code does not aid in preserving a community's "feel" or character. As a result, these communities have lost the comprehensive coverage, treatment, and local focus on development that the individual Community Plans fostered.

Why resurrect them?

The Community Plans should be reinstated. One of the objectives stated in the Executive Summary of the 1989 General Plan update was "...to make the Plan more regionally relevant, recognizing regional and community differences within the County." The Community Plans can, indeed, fulfill this objective.

Of the 14 Community Plans that existed prior to the 1989 General Plan Update, Yucaipa, Yucca Valley, and Twentynine Palms can be eliminated, because those communities became cities. The remaining areas that are currently listed as sub-regional planning areas, yet are not sphere of influence areas, may be candidates for community plans. As part of the Phase II Update, objective criteria should be established that would identify candidate areas on the basis of population, unique character or qualities of the area, a vision for the development of the area, and a solid constituent base that can participate in creating the Community Plans. Each area meeting these criteria can then be surveyed to

establish the level of local interest in creating a Community Plan. Those communities that indicate a strong level of interest are good candidate areas.

How to resurrect them

After the communities are identified, they should be included in intensive focus-group sessions during Phase II of the General Plan Update. These sessions should include exercises to elicit goals and objectives of the local community for future development and design standards. The participants would also be included in establishing implementation plans and infrastructure finance discussions. It is strongly recommended that every community plan include implementation and finance plans. Timing of implementation and the fiscal impact of executing the plan should be an integral part of shaping the plan so that responsibility is clearly defined, and that community members and the County understand how the goals of the plan are to be attained.

How to fund them

Many policies and actions of the 1989 General Plan Update were not implemented due to budgetary considerations. The very real issue of budget constraints may appear once again with a decision to reintroduce Community Plans. At this time, in order to completely develop a Community Plan worthy of community support and pride, we estimate an amount of \$30,000 - \$50,000 would likely be needed to be budgeted for each Community Plan. The process could be started by selecting one community to participate in establishing a baseline document for subsequent community plans. The format and content would be established with one plan, then other plans would be developed using the same content structure. The individual qualities of each community would be able to be preserved while using the “standard” format established by the baseline plan. A strategy that could help manage the financing and creation of the Community Plans would be to set aside approximately \$100,000 per year for the community plan project and plan to complete two to three plans each year.

Recommendations

- The concept of Community Plans should be readopted.
- In order to consistently analyze the need to create a new or revise a pre-existing Community Plan, the County should establish objective criteria that would identify candidate areas on the basis of population, unique character or qualities of the area, and a solid constituent base that can participate in creating the Community Plans as part of the Phase II Update.
- Timing of implementation, the fiscal impact of execution, and identification of infrastructure requirements should be an integral part of shaping each Community Plan. This step is critical so that responsibility for providing services, and the source of funding new infrastructure and/or improvements to

existing systems is clearly defined, and community members and the County understand how the goals of the plan are to be attained.

- The Community Plan process should be spread over several years, with 1-2 plans being prepared or updated each year to help offset budgeting and staffing constraints.

MASTER ENVIRONMENTAL ASSESSMENT (MEA)

Findings

- MEA was recommended in 1989 General Plan Update, but not implemented
- Existing General Plan Overlay Maps are inadequate
- Electronic GIS base mapping system needed for General Plan Update (Phase II)
- Geographic Information Management System parcel-level mapping not expected to be sufficient for Phase II purposes
- Completion of county-wide Overlay Maps needed for Phase II
- MEA is not recommended for Phase II

1989 General Plan Recommendation

At the time the 1989 General Plan was being prepared, several other related planning documents and data management systems were also being prepared or had been adopted and were envisioned as important companion efforts that would facilitate implementation of the updated general plan program. Among the data management systems that were targeted for completion and incorporation into the general plan was a Master Environmental Assessment (MEA). As described on page [I-F2-1](#) of the adopted General Plan, the MEA was intended to be a dynamic, i.e. updatable, database that would provide a detailed description of existing conditions, methods of calculating impacts upon resources and potential policies and mitigations to be utilized to lessen negative impacts. As a dynamic data system, the MEA could be used to support and monitor general plan implementation and simplify future project-level environmental reviews. The initial description of existing conditions was to be compiled from the various background reports that were developed for the general plan update program. A variety of computerized maps were to be prepared to illustrate key environmental resources and constraints throughout the county, that could be used as overlays in combination with other base maps to aid in the evaluation of area plans and project level plans.

The concept of the MEA was very sound, and if fully executed, it could have provided significant benefits for a variety of applications in the County's ongoing planning programs. Unfortunately, due to funding constraints, an MEA was not completed following adoption of the updated General Plan and development of an MEA has not been included in any efforts to update the County's planning support systems since then.

Legal Requirements

There are no statutory or other legal mandates that obligate the County to prepare an MEA. Section 15169(a) of the California Environmental Quality Act Guidelines sets forth the concept of an MEA and provides the enabling authority for those agencies that choose to develop this planning tool. As stated therein:

“A public agency may prepare a master environmental assessment, inventory, or database for all, or a portion of, the territory subject to its control in order to provide information which may be used or referenced in EIRs or negative declarations. Neither the content, the format, nor the procedures to be used to develop a master environmental assessment are prescribed by these guidelines.”

Benefits and Disadvantages

Benefits

The principal and substantial benefit of an MEA is in the scope and contents of the database that is compiled as the framework for its many useful applications in area-wide or site/project level planning procedures.

Section 15169(b) of the Guidelines offers the following suggestions concerning the content of an MEA:

“Contents. A master environmental assessment may contain an inventory of the physical and biological characteristics of the area for which it is prepared and may contain such additional data and information as the public agency determines is useful or necessary to describe environmental characteristics of the area. It may include identification of existing levels of quality and supply of air and water, capacities and levels of use of existing services and facilities, and generalized incremental effects of different categories of development projects by type, scale and location.”

Section 15169(d) of the Guidelines lists the following potential uses of an MEA, all of which would be useful in and help improve the County’s current and advance planning programs:

- 1) Identify the environmental characteristics and constraints of an area. This can influence the design and location of individual projects.
- 2) Provide information for use in preparing CEQA initial studies to decide whether certain environmental effects are likely to occur and whether certain effects will be significant.
- 3) Provide a central source of current information for use in preparing individual EIRs and negative declarations.
- 4) Serve as a reference source that can be cited and summarized in EIRs and negative declarations.

- 5) Assist in identification of long range, areawide, and cumulative impacts of individual projects proposed in the area covered by the MEA;
- 6) Assist in formulating a general plan or any general plan element by identifying environmental characteristics and constraints.
- 7) Serve as a reference document to assist the County in reviewing other environmental documents that deal with activities in the area covered by the MEA.
- 8) If the MEA provides information concerning incorporated areas as well as unincorporated areas, the County could share the MEA with those cities to assist in their local environmental review programs. Map coverage of incorporated areas would also facilitate cross-jurisdictional planning efforts and provide a more complete picture of the environmental context surrounding projects at the cities' edges.

Needs/Wants Analysis

The specific components of an MEA for San Bernardino County could include all or portions of the applications listed above. Any form of an MEA would need to have an accurate, up-to-date base mapping system that identifies existing, ground level conditions throughout the County's planning area, and includes "intelligent" data layers that illustrate the kinds of information that serves various planning purposes. Such purposes would certainly include implementation of the County's CEQA procedures, and could also include preparation of community plans, transportation system planning, natural resource and open space conservation planning, planning for water, sewer and storm drainage facilities and numerous area-level and project-level analytical and planning efforts. Several County departments may wish to cooperate in the development of a base mapping system, to ensure that their geographic information needs are adequately incorporated, at a level that supports their planning programs.

Other aspects of an MEA that address long-range, cumulative impacts, assessment of impact levels and mitigation requirements for different types/locations of projects, methods of calculating impacts, and criteria for evaluating/determining the significance of environmental impacts would require a considerable amount of additional effort, either in conjunction with development of a comprehensive base map system, or subsequent thereto. These analytical applications are already included in a non-systematic way in the regular implementation of the County's CEQA procedures. More systematic approaches could be developed for and incorporated into, a comprehensive CEQA streamlining program. Ideally, this streamlining program would be structure to facilitate environmental review and planning programs that are more focused on the unique geography and development constraints that occur in the Desert, Mountain and Valley areas. A CEQA streamlining program could be undertaken, in lieu of an MEA, as a component of the Phase II work program. This could also be conducted as a separate program, with separate funding, concurrent with or subsequent to the general plan update process.

Disadvantages

Compilation of a current, countywide environmental database as a foundation for an MEA is not presently feasible, given the incomplete status of the County's base maps, particularly the Resources and Hazards Overlay maps that were initiated as part of the 1989 GPU. The current mapping system does not provide up-to-date coverage for all geographic areas under the County's jurisdiction, and lacks extensive information needed to support project and area-level planning efforts. A number of GIS maps and manually prepared maps are available that provide a range of information concerning the environmental conditions in various parts of the county; however, there are extensive data gaps for many parts of the county. A variety of base maps are being utilized that often differ from department to department. These maps illustrate environmental conditions at different points in time, may be based on different and conflicting survey control systems, and provide varying levels of detail, as well as ranges of accuracy.

As noted above, there is presently no comprehensive, computerized environmental information system in place to support the preparation of an MEA, even at the basic level of illustrating existing environmental conditions that occur throughout the County's planning area. A detailed inventory of the existing overlay maps is necessary to determine the extent of the data gaps that exist. The level of research effort to compile, interpret and condense the desired range and level of data that would achieve a complete and current set of base maps could be significant and may require a correspondingly significant commitment of funding as part of Phase II. Once established, the mapping and any other elements of the environmental database would need to be regularly updated to reflect changing conditions and to add new information as it becomes available. If this is not done, the database would lose its functional value and would diminish the County's return on its initial investment in a comprehensive environmental database system. An MEA would thus require ongoing annual funding commitments that could be difficult to fulfill, particularly during recessionary economic periods when the County's tax base declines. On the other hand, with efficient use of modern information system technologies, the annual maintenance/updating costs could be very reasonable.

The County is planning to significantly expand the GIMS program to achieve base map coverage at the individual parcel level of detail, throughout the entire county. This is expected to take several years to complete. Addition of map layers that provide information concerning natural resources, hazards, infrastructure, public services, etc. would require another substantial investment in the GIMS program and perhaps another year to incorporate, following completion of the parcelization effort. A parcel-level mapping system with a complete environmental database is not expected to be available for Phase II of the current general plan update, and thus could not support preparation of an MEA as part of Phase II.

Experience of Other Jurisdictions

Michael Brandman Associates (MBA) sent questionnaires to 36 local government agencies to request information concerning their experience with MEAs, as a way of

determining what has been successful and what has been problematic for agencies who have actually implemented this planning tool. The survey included 26 cities and 10 counties, located throughout the State of California. Responses were received from eight cities and four counties, and are presented in the attached table.

Of those agencies that responded, only four (all cities) have prepared an MEA for their entire planning area. All of these agencies are satisfied with the MEA and regularly use it in their day-to-day planning program. The City of Irvine has found that the programmatic mitigation measures developed in their original MEA no longer reflect their organizational structure and are not applicable to many circumstances. Based on their 20+ years of experience with an MEA, they suggest that an MEA should be as simple as possible, i.e., limited to an electronic GIS mapping system that illustrates a variety of existing environmental conditions, and can be readily updated as conditions change. The City of La Quinta also suggested that the MEA be limited to a database of existing conditions and not include projections of future changes. Santa Barbara County prepared an MEA for one of its community plan areas, but has not kept it up-to-date and it is now and of little use, except for the identification of biological resources constraints. The other respondents either do not have an MEA or indicated that they utilize their General Plan EIR as a 'functional equivalent' of an MEA. A frequent response by those agencies without an MEA was that they have considered preparing one, but the high initial costs and the need for ongoing updating to reflect changing conditions are prohibitive with respect to allocation of limited funding resources.

Recommendations

The need for a comprehensive environmental database management system ("EDMS") is as strong today as it was in 1989. To improve the ability to evaluate the variety of environmental, infrastructure, and public services issues that will occur in conjunction with the ongoing growth pressures in the County's three regions, some form of an electronic, GIS-based EDMS will be required. There is a big opportunity to accomplish this as a component of the work program for the second phase of the general plan update. Preparation of an MEA, however, is not recommended as the means of creating an effective EDMS. As discussed in the separate report entitled Assessment of General Plan Maps, the Consultant team is recommending that all of the Overlay Maps be completed and updated in electronic format, in a manner that is compatible with the mapping protocol of the County's Geographic Information Management System ("GIMS"). If the overlay maps are successfully and completely updated as recommended, there will be no need to create additional base maps for the purpose of an MEA. An up-to-date set of Overlay Maps that provide accurate information for the County's entire planning area will satisfy the main purpose of an MEA. If an MEA were prepared as a planning database that is separate from the Overlay Maps that are already a part of the General Plan, this would result in considerable duplication of effort an unnecessary expenditure of funds.

The General Plan EIR to be prepared in Phase II is expected to address long-term, areawide cumulative impacts, in each major region and in various portions of each region. Programmatic mitigation measures will be included in the GP EIR and the accompanying Mitigation Monitoring and Reporting Program (MMRP) to address those impacts, and additional mitigation measures will likely be identified to guide mitigation strategies for project-level and plan-level projects that are proposed subsequent to adoption of the General Plan. An MEA is not required, therefore, for those analytical purposes. While region-specific MEAs are desirable, they are not necessary and could not be properly completed until an effective base mapping system is in place. As noted earlier, the most important aspect of any kind of MEA is the base mapping system and the range of data and information that it provides. For Phase II, therefore, we strongly recommend that development and completion of such a system be assigned a high priority. Development of other planning and analytical applications such as regional MEAs or a comprehensive CEQA streamlining program could occur later, in subsequent general plan amendments, or perhaps as a component of an overall CEQA streamlining effort.

Our recommendation is to focus on the base mapping system for the general plan update program; the emphasis would be on completing the Overlay Map series initiated with the 1989 General Plan.

Important considerations to address in developing the desired base maps and database include:

- Utilize electronic base maps that show existing on-the-ground conditions countywide, and complete all of the Overlay maps identified in the 1989 General Plan. Select a base mapping system that can be readily updated over time as conditions change. An aerial photography-based mapping system is recommended; the county-wide aerial photos now being flown for the Sheriff Department could be readily adapted to satisfy the base mapping needs of the General Plan and General Plan EIR.
- Make sure the base maps are created in a GIS format that is compatible with GIMS, so they can be overlaid later onto the parcel-based system, if desired.
- Provide relevant data and information for purposes of the General Plan update and the associated General Plan EIR, and also for subsequent growth monitoring, CEQA implementation, public information, and miscellaneous county programs. A list of recommended data layers is presented in Table 1.
- Provide a higher level of detail for short-term growth hot spots and community plan areas to assist in the development of land use policies and environmental mitigation strategies that can be incorporated into the updated general plan.
- To reduce costs for data compilation required to complete the Overlay Maps, utilize existing information sources, including existing County GIMS data layers, County Museum files, free or low-cost data and maps available from federal and state government agencies, academia, and other public domain sources, as well as purchase of proprietary data sets from private businesses.

If funding constraints become a major limitation to the ability to complete all components of the desired environmental database system, the following priorities should be assigned for a phased approach to completing that system:

- 1) Develop GIS base maps, illustrating on-the-ground conditions through aerial photographs and topographic maps that cover the entire county
- 2) Complete Natural Resources and Hazards Overlay Maps, countywide

Table 3: Partial List of General Plan Mapping Needs

| Map Data Layers |
|--|
| Sensitive Biological Resources ¹ - Valley, Mountain and Desert overlays |
| Existing County-owned Parkland - Valley, Mountain and Desert overlays |
| Existing generalized land use patterns - Valley, Mountain and Desert overlays |
| Existing General Plan Land Use Designations (broadened categories) - Valley, Mountain & Desert overlays |
| Proposed Land Use Map Changes - Valley, Mountain and Desert overlays |
| Alternative Growth Patterns - Valley (up to 3 of these) |
| Alternative Growth Patterns - Mountain (up to 3 of these) |
| Alternative Growth Patterns - Desert (up to 3 of these) |
| Existing County-Maintained Transportation Network (streets, highways, airports) - Valley, Mountain & Desert Overlays |
| Proposed Circulation Element (incl. highlighted changes from existing) - Valley, Mountain & Desert overlays |
| Open Space for Preservation of Natural Resources ² - Valley, Mountain & Desert overlays) |
| Open Space for Outdoor Recreation ³ - Valley, Mountain & Desert overlays) |
| Open Space for Managed Production of Resources ⁴ - Valley, Mountain & Desert overlays |
| Open Space for Public Health and Safety ⁵ - Valley, Mountain & Desert overlays |
| Public and private water suppliers and service areas - Valley, Mountain and Desert overlays |
| Existing and Planned Regional Water Supply Facilities - Valley, Mountain and Desert overlays |
| County Service Areas - Valley, Mountain and Desert overlays |
| County Special District Boundaries - Valley, Mountain and Desert overlays |
| Proposed County water supply/storage/transmission facilities, wastewater treatment and conveyance facilities, flood control and storm drainage facilities - Valley, Mountain and Desert overlays |
| Existing and Projected Major Noise Sources - Valley, Mountain and Desert overlays |

¹ Sensitive resources include:

- Threatened and Endangered Species Occurrence
- Natural vegetation communities
- Sensitive habitat not associated with listed species (CSS, alluvial fan sage scrub)
- Adopted HCP boundaries
- Other adopted habitat conservation plan areas
- Watersheds
- “Major” water bodies and water courses

² Natural resources includes: sensitive biological resources as defined above, plus other ‘unique’ geophysical features with important scientific and/or ecological value

³ Includes: existing County-owned local and regional park land, planned future park sites, County trail network (existing and future); other regional parks and trails that are owned/maintained by state or federal agencies; scenic natural features and scenic highways; cultural and historic land marks; water bodies used for public recreation and public access thereto

⁴ Includes: forest lands for timber harvest; rangeland; active and inactive “Important Farm Land” as defined by Calif. Dept. of Conservation; other agricultural lands (dairies, beef cattle, etc.); groundwater recharge basins; important mineral deposits; any water bodies/courses that are vital to commercial fisheries

⁵ Includes: geologic hazards (fault rupture, liquefaction, subsidence, landslides, highly erodible soils); wildland fire hazard areas; wind hazard areas; flood plains; dams, water reservoirs and associated inundation areas; areas for protection of water quality (watersheds, lakes, streams, rivers, groundwater recharge basins); hazardous wastes and hazardous materials sites and facilities

AN ANALYSIS OF STATE LAW REQUIREMENTS ENACTED SINCE 1989 AND THE EXTENT TO WHICH THE GENERAL PLAN IS CONSISTENT WITH STATE LAW

Introduction

This report completes Task 5 of the Phase I—County of San Bernardino General Plan/EIR Scoping. The last comprehensive update of the San Bernardino County General Plan was in 1989. Since then, the legislature has made several changes to the State of California Government Code sections pertaining to the General Plan. The list that follows is a summary of the pertinent changes made. While many changes were made to General Plan law, not all of those changes affect the County of San Bernardino. Some of the laws addressed specific regions, like Napa, or geographic areas with specific characteristics that San Bernardino County does not possess. In some cases, where a change has been omitted from this document, the change made to the section was minor and does not affect the preparation or implementation of the General Plan or its elements.

Each section below indicates the Government code section where a change has taken place which, in turn, affects the County's General Plan. Included is a brief description of each change accompanied by a description of the action necessary, if any, to bring the General Plan into compliance with state law. At times, a change in state law does not require any action on the part of the County to change its existing General Plan—the change is to occur the next time the County revises a section, element, or the entire document. Therefore, some changes will need to occur with this General Plan update, but such changes would not suggest that the current General Plan is not compliant with state law.

The judgments made in this section are based on the knowledge and experience of planning professionals. Any specific legal questions and concerns should be routed to the County Counsel for review and interpretation.

General Plan Updates

Government Code §65302

1989 Change: AB 890 required that each county and city must submit to the Division of Mines and Geology of the Department of Conservation a copy of the proposed general plan safety element or amendment to the safety element as well as the technical studies used to develop the element or amendment for review and comment. This must occur at

least 45 days prior to any action to adopt or amend the element. The city or county must also provide the Division with a copy of the document after adoption. This change primarily allows the Division of Mines a direct opportunity to comment on safety elements. The specific language added to §65302 is section (g) et. Seq.

Compliance Requirements: To be in compliance with state law, the County must submit a copy of the draft updated Conservation Element, and the technical studies used, to the Division of Mines and Geology of the Department of Conservation. The county must also provide the Division with a copy after the revised safety element is adopted. Proper notice and consultation with the State Division of Mines and Geology and the Department of Conservation will be required during Phase II of the General Plan Update.

1992 Change: AB908 added to the section that the specific issues of liquefaction and other seismic hazards (identified in Section §2690 of the Public Resources Code) are to be addressed within the element. These issues are strong ground shaking, liquefaction, landslides or other ground failure, and other seismic hazards caused by earthquakes.

Compliance Requirements: San Bernardino General Plan Section II-A1 addresses geologic hazards and specifically mentions earthquake-induced phenomena, ground shaking, liquefaction, and landslides. Therefore, the County is in compliance with state law.

1995 Change: SB901 mandates that water agencies within the subject area must provide information to cities or counties to facilitate the discussion and evaluation of any water supply and demand information for a General Plan update.

Compliance Requirements: San Bernardino General Plan Policy/Action WA-9 on II-C4-10 shows a goal of ensuring water for existing and future developments. There is no specific discussion or evaluation of water supply and demand information in the General Plan. The Background Appendix refers to several sources of data and analysis on page BA-II-C-112. Additionally, the section makes reference to a contract with URS Corporation to design a computerized system that assesses the availability of various public services, one of which was water service and distribution. This contract yielded a needs assessment that was conducted with various agencies countywide, but the contract did not progress to the design-phase. Currently, there is no computerized system to assess the availability of public services.

The County does utilize management plans, where available. Currently, only service providers with 10,000 connections or more provide urban water management plans. These plans are available as public documents, and should be used during Phase II of the General Plan Update.

Government Code §65302.2

1995 Change: SB901 added the following language: “Upon the adoption, or revision, of a city or county’s general plan, on or after January 1, 1996, the city or county shall utilize as a source document any urban water management plan submitted to the city or county by a water agency.”

Compliance Requirements: As mentioned in the previous section, the Background Appendix references several water agencies as information providers. The County has communicated with water agencies in the past and continues to work closely with all water service providers in the County’s jurisdiction. In order for the General Plan Update to be in compliance with state law, the County must use urban water management plans, where applicable, as source documents.

Government Code §65302.5

1989 Change: The following language was added to the section: “Pursuant to subdivision (g) of Section §65302, each county that contains state responsibility areas, as determined pursuant to Section §4125 of the Public Resources Code, shall comply with Section §4128.5 of the Public Resources Code.”

Section §4125 of the Public Resources Code discusses the classification of lands for the purpose of determining areas of state financial responsibility for preventing and suppressing fires. Section §4128.5 requires that at least 90 days prior to the adoption or amendment of the safety element, the draft must be sent to every local agency that provides fire prevention and suppression services within the unincorporated territory for review and comment. The Section further states that the County Board of Supervisors must consider the recommendations made by the agencies in their comments. If the recommendations of fire service providers are rejected, then the reasoning for that rejection must be submitted in writing by the Board of Supervisors to the fire service providers. Additionally, that explanation must include how the Board of Supervisors’ decisions affecting the uses of land and policies in state responsibility areas will protect lives, property and natural resources from unreasonable risks associated with wild land fires. If comments from the fire service providers are not received by the deadline set by the County, the Board of Supervisors may act without consideration of any late recommendations, and may choose to consider the late recommendations during a future amendment to the safety element.

Compliance Requirements: In order for the General Plan Update to be in compliance with state law, the new draft Safety Element must be circulated to those agencies that provide fire protection to unincorporated territory.

Government Code §65352

1991 Change: SB755 added section (b) to include that the planning agency must refer General Plan updates to school districts in the affected area.

Compliance Requirements: To be in compliance, the County must circulate the draft General Plan Update to school districts that serve the unincorporated areas.

1992 Change: AB455 required that any update or newly created General Plan must refer the draft to public water systems (defined as a system with 3,000 or more service connections) within the subject area. The bill also required that the water providers must, in turn, provide the planning agency with specified information regarding existing and planned future water supplies of that system. The language that was specifically added is section (6) of §65352.

The bill's intent is to provide a standardized process for determining the adequacy of existing and planned future water supplies to meet existing and future demands on the water supplies. The County should take into consideration the information provided by the water service providers and base development decisions on the availability of water. At the same time, water agencies should plan for service provision to those areas designated by the County for development. It is hoped that a coordinated and cooperative development process emerges from this requirement.

Compliance Requirements: To be in compliance, the County must circulate the draft General Plan Update to water service providers with 3,000 or more service connections within the affected areas.

Government Code §65352.2

2001 Change: AB1367 added this section, which allows school districts to request a meeting with the planning agency within 15 days of notification of the action to adopt or update the General Plan. The referenced meeting would be held to review school siting issues. This new law allows city or county input and authority over siting schools, rescinding a previous law that excluded local jurisdictional authority over school siting decisions. Reciprocally, the school districts must submit any needs analysis, master plan or long range plan to the city or county for review.

In the past, a school district was able to render local zoning ordinances inapplicable to siting new school facilities. This bill allows the local (city or county) planning agency to review the action proposed by the school district. While the school district can still render the zoning inapplicable with a 2/3 majority of its executive body, there is a new path of communication opened by this bill.

Compliance Requirements: Since this is a new law, the County will be able to have more input regarding school siting. School districts must notify the County of their

intention to complete a school facility needs analysis, master plan, or long range plan and grant any requests for a meeting by the County within 15 days of such notification to discuss new school facilities and school sites. Additionally, during Phase II of the General Plan Update, the County must notify, and if requested, meet with school districts serving the unincorporated area. Because the law is new, the current General Plan is in compliance with state law that was in effect at the time it was last revised and adopted.

Government Code §65353

1988 Change: AB4057 required additional mailing or delivery of notices to owners of affected property and local agencies at least 10 days prior to the planning commission hearing of the general plan update. The previous language of this section only required publication of the notice in a newspaper of general circulation. The bill does permit published notices of the meeting if the mailing list is to more than 1,000 recipients. If there is a proposed zoning change with the general plan update or if the hearings for both issues are at the same time, the notices may be combined. The bill specifically added sections (b), (c), and (d).

Compliance Requirements: In order to comply, the County must notice public hearings for the General Plan update. The mailing list should include owners of real property whose permitted uses or intensity of use is proposed to be changed by the general plan amendment. All local agencies providing services such as sewer districts, water districts, school districts and any other essential facilities or services to the project must also be noticed. If the mailing list is greater than 1000, the notice may be published, not mailed, at least 10 days prior to the planning commission hearing. The County has circulated prior General Plan updates and EIRs, and they continue to abide by all current noticing regulations.

Government Code §65400

1990 Change: SB 2274 added a requirement for cities and counties to include an annual progress report on how the city or county is meeting its share of its RHNA (Regional Housing Needs Assessment) allocation as part of its annual general plan report to its legislative body.

1992 Change: SB1807 added the following text: “and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.”

The law is directed at eliciting a description of local efforts to ease the development of affordable housing so that the state can monitor the level of success in attaining the goals of the city’s or county’s housing element.

1993 Change: AB1678 created a due date of October 1 of each year for the annual progress report on the housing element and other sections of the General Plan. This change further requires the content of the report to include the degree to which the approved general plan complies with the guidelines for general plans set forth by the Office of Planning and Research, and to include the date of the last revision to the general plan.

1994 Change: AB51 revised the due date of the annual report on to the housing element's progress in meeting RHNA numbers and the conditions under which shares of the RHNA numbers are transferred among cities and counties from an October due date to a July due date. It also requires that the report be created by using the forms and definitions created by the Department of Housing and Community Development.

Compliance Requirements:

The legal requirements noted above are related to General Plan housing elements. Revisions to the County Housing Element are proceeding on a separate course from the rest of the General Plan Update, so evaluation of the Housing Element is outside the scope of this analysis. This report covers all changes to the Government Code related to General Plans, in order to present a comprehensive analysis of new General Plan law. Housing Element requirements are presented for general information and future reference.

In order to be in compliance with state law, the County must prepare annual reports of the housing element's progress in meeting the RHNA number and annual reports on the general plan's progress.

The reports on the housing element are to be submitted to the Office of Planning and Research and the Department of Housing and Community Development, while the general plan progress report is to be submitted to the legislative body (the County). The reports are due before July 1 of each year.

Using the forms and definitions provided by the Department of Housing and Community Development, the County's annual reports must include:

- an analysis of the general plan's compliance with the general plan guidelines established by the Office of Planning and Research;
- the progress of the implementation of the housing element policies and actions;
- the progress in meeting the County's share of the regional housing needs;
- County efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

Government Code §65580

1999 Change: AB1505 specifically added "farmworkers" to the language of the section.

Compliance Requirements: To remain in compliance, the County must identify sites to address housing for farmworkers in any revised housing element.

Government Code §65582

1989 Change: AB2080 amended the text of this section to define “low-“ and “moderate-income.” The change also stipulates that the use of low- and moderate-income housing funds in a redevelopment project area may be used to assist very low- and low-income families.

Compliance Requirements: The County must make available housing for low- and very-low income families, as outlined in the section, within any redevelopment areas with residential components.

Government Code §65583

1989 Change: This change by AB2080 and SB1282 added language requiring the County to complete an analysis of existing housing eligible to or in danger of changing to non-low-income housing during the next 10 years. The section specifies the procedures necessary to comply with this section, including all of the information to be included in the element.

Compliance Requirements: The County Housing Element must contain this analysis of at-risk affordable units.

1991 Change I: AB1929 amended the section specific to mitigating the loss of dwelling units through demolition by public or private action. Language was added that any methods of conserving and improving existing affordable housing stock which may also include addressing ways to mitigate such losses due to demolition should be included within the 5-year plan outlined in the housing element.

Compliance Requirements: In order to be in compliance with state law, the County Housing Element shall include actions to mitigate the loss of existing stock through demolition.

1991 Change II: SB1019 imposed the requirement of including the RHNA number in the quantified objectives of the housing element. This bill also requires the implementation program aspect of the element to address locating units to satisfy the RHNA number within acceptable zoning areas.

Compliance Requirements: To remain in compliance, the County must contemplate the RHNA number as an aspect of the quantified objectives in its housing element.

1999 Change: AB1505 specifically added language providing for an analysis of housing for farmworkers as a special needs group.

Compliance Requirements: To remain in compliance, the County must identify sites to address housing for farmworkers in its housing element.

2001 Change: SB520 added language to the section requiring that governmental constraints be removed in order to provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for persons with disabilities.

Compliance Requirements: The “Governmental Constraints” portion of the County housing element must include a discussion and analysis of those governmental constraints to the maintenance, improvement, and development of housing for people of all income levels and for people with disabilities. The County must also consider, where appropriate and legally possible, removing these constraints.

Government Code §65583.1

1992 Change: This section was added to the statutes to allow local government to increase land use intensity in order to site affordable housing developments.

Compliance Requirements: If the County chooses, they may increase intensity in areas to provide for affordable housing. This can be achieved either by rezoning residential areas to higher density levels, or by contemplating a change of designation of density on a case-by-case basis with applications for affordable housing projects. There is no compliance/non-compliance judgment for this section; it merely allows the County additional flexibility to provide sites suitable for affordable housing. If, at such time the County exercises this option, it must follow the regulations outlined in the section.

1996 Change: AB3125 authorized a locality to identify sites for affordable housing on military bases undergoing closure or conversion if the housing is to be occupied within the time period covered by the housing element.

Compliance Requirements: If affordable housing opportunities are identified on a base scheduled for closure or conversion, the housing must be permanent and occupied within the time covered by the element update. This section does not create an in compliance/not in compliance status—it creates an opportunity to provide additional affordable housing location on closed military bases and provides guidelines in the event the County chooses to take advantage of the base as a location for housing.

1998 Change: Language was added to the section by AB438 to include military base conversions, and substitutions for meeting housing obligation. Substitutions for up to 25% of the new unit construction needed may be made if replaced by assistance programs that provide financial assistance to those in need to offset housing cost in existing housing. Alternately, units that are rehabilitated may also be used in lieu of new construction, with the same 25% limit.

Compliance Requirements: If the County chooses to not fulfill 100% of its RHNA number with new construction, they may choose to substitute up to 25% of the number with assistance programs or rehabilitated units. This section does not create an in compliance/not in compliance status—it creates an opportunity to provide additional affordable housing locations on closed military bases and provides guidelines in the event the County chooses to take advantage of the base as a location for housing.

Government Code §65584

1990 Change: SB2274 adjusted reporting of RHNA methodology and how numbers are derived. The bill also allows for a procedure to challenge the allocation numbers and sets up formal steps to challenge the allocations.

Compliance Requirements: None.

1998 Change: AB438 allowed regional population forecasts used in preparing regional transportation plans to be used to determine shared need for the RHNA. The change also allows the COG to delegate responsibility for or shift allocations to a county and its cities if all of the cities agree.

Compliance Requirements: None.

Government Code §65584.5

1994 Change: This section was added by AB51 regarding the ability to transfer RHNA numbers to another city or the County if all requirements are met.

Compliance Requirements: None.

Government Code §65585

1990 Change: SB2274 added substantial text to this section regarding the Department of Housing and Community Development responsibilities for review and comment of the

housing elements of individual cities and counties. The bulk of the text specifically details that prior to adoption of the housing element by the legislative body, the Department of Housing and Community Development must review the element.

Compliance Requirements: The County must submit a draft copy of its updated element to the Department of Housing and Community Development prior to adoption.

2000 Change: AB2008 reduced the review period of the Department of Housing and Community Development from 120 days to 90 days.

Compliance Requirements: None

Government Code §65587

1990 Change: SB2274 adds language that disallows extensions granted by the Director of Planning and Research, except as allowed specifically in other sections (primarily for newly formed cities or counties).

Compliance Requirements: The County must submit the Housing Element to the state in a timely manner.

Government Code §65588

2000 Change: The amendment changed the due dates for revisions of the housing element in areas overseen by SCAG.

Compliance Requirements: The County must comply with the due dates specified for the SCAG region.

Government Code §65588.1

2000 Change: This minor change updates the reference to the due date outlined in §65587.

Compliance Requirements: The County must comply with the due dates specified for the SCAG region.

Government Code §65589.3

1990 Change: This section was added via SB2274 regarding the presumption of validity of the element in the event of a challenge or action filed against the housing element. If

the Department of Housing and Community Development finds that the element is substantially in compliance with §65585, then the element will be presumed valid.

§65585, Housing element guidelines and state review, outlines the process for certifying housing elements with the state. The steps include submission and revision requirements as well as timelines for responses from the state.

Compliance Requirements: The Department of Housing and Community Development must deem the County's element acceptable prior to the applicability of this section.

Government Code §65589.5

1992 Change: SB1711 added language to define “specific, adverse impact” in section (4) (d) (2) to mean a “significant, unavoidable impact,” and tightens its link to written standards and conditions to ensure that affordable housing projects are approved by local agencies.

Compliance Requirements: Compliance with this section occurs at the execution and implementation of planning policies and approvals that concern affordable housing projects. The County, when reviewing plans for affordable housing projects, must give fair consideration to the project without attempting to block their development without valid, significant issues. This section does not require the General Plan itself to be in compliance rather, it regulates decision-making and decisions made on specific development projects.

1999 Change: SB948 added “very low-income” to the code. The change also added language to enable challenges to denials of affordable housing projects where the findings of the approval body unfairly prohibit the development of affordable housing.

Compliance Requirements: The County must review approval processes to ensure that the implementation of affordable housing projects is not hampered. This section does not require the General Plan itself to be in compliance rather, it regulates decision-making and decisions made on specific development projects.

2001 Change: AB369 deletes the term “affordable” from the provision that oversees the approval process for affordable housing projects. The deletion acts to give greater protection to very low-, low-, and moderate-income housing to be approved by local planning bodies. The change also allows the recovery of attorney fees and cost of the suit by the plaintiff or petitioner if an action is brought seeking to overturn a decision where the project was denied or made infeasible by the conditions imposed.

Compliance Requirements: This new law dictates that the County must allow affordable housing projects, where appropriate, and not impose unjust conditions on the

development process. This section does not require the General Plan itself to be in compliance rather, it regulates decision-making and decisions made on specific development projects.

Government Code §65589.7

1991 Change: This section was added by SB1019 requiring circulation of the adopted housing element to all special districts providing water and sewer services within the affected area. Further, these districts are mandated to prioritize their allocation of resources to meet the development requirements of those projects that meet the region's affordable housing need.

Compliance Requirements: The County must provide copies of draft housing element updates to those public agencies that provide water services at retail as defined in the section after approval and adoption by the Board of Supervisors.

1992 Change: This change required that the housing element or its revision must be provided to public agencies that provide water services in the event they will need to plan future allocation and capacity for to enable or ensure adequate water supply to any identified future affordable housing slated to be developed.

Compliance Requirements: The County must provide copies of any draft housing element updates to those public agencies that provide water services at retail as defined in the section after approval and adoption by the Board of Supervisors.